

2017 - 2025 Land Use Plan

Adopted: December 13, 2017



"Danbury Township will be an outstanding community, where the demand for quality and affordable growth is met, economic development and opportunity is enhanced, environmental quality and cultural heritage are maintained, and all of these objectives are balanced with protecting the property rights of landowners."



The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 6:00 p.m., on December 13, 2017, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present:

Ms. Dianne Rozak; Mr. Charles B. Scott; Mr. David Hirt

Mr./Ms. Hirt introduced the following resolution and moved its adoption:

RESOLUTION NO. 14 - 2017

A RESOLUTION ADOPTING THE
2017-2025 DANBURY TOWNSHIP LAND USE PLAN

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code; and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November, 1971 adopted Volume 2, Regional Development Plan in accordance with Section 713.25 of the Ohio Revised Code; and

WHEREAS, a Land Use Plan for Danbury Township was adopted by the Danbury Township Trustees in 1985 and subsequently revised in 1996, 2003 and 2011 as an amendment to Volume 2, Regional Development Plan for the Danbury Township area of Ottawa County; and

WHEREAS, the Danbury Township Trustees appointed a Land Use Steering Committee to revise said Plan in 2017; and

WHEREAS, the revised plan was formulated and presented at public forums held June 9, June 11 and November 3, 2017 with comments of those in attendance recorded; and

WHEREAS, on November 13, 2017 the Land Use Steering Committee by motion and vote recommended unanimous approval of the revised Land Use Plan, and

WHEREAS, on December 13, 2017 the Board of Trustees held a public hearing on said revised plan, received public comment, and reviewed all pertinent documents, and

NOW THEREFORE BE IT RESOLVED by the Danbury Township Trustees that the Danbury Land Use Plan, 2017-2025 is hereby adopted and is to serve as a supplement to Volume 2, Regional Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Danbury Township area.

BE IT FURTHER RESOLVED by the Board of Trustees of Danbury Township, Ottawa County, Ohio:

- 1) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
- 2) That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. Rozak seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Rozak Yes Mr. Scott Yes Mr. Hirt Yes

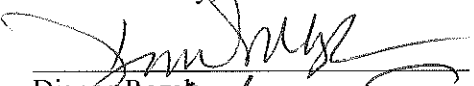
ADOPTED this 13th day of December, 2017.

Attest:




Fiscal Officer

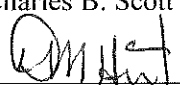
Board of Trustees
Danbury Township
Ottawa County, Ohio



Dianne Rozak



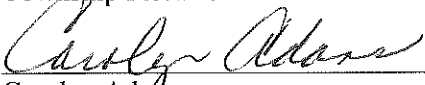
Charles B. Scott



David Hirt

AUTHENTICATION

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 13th day of December, 2017 and filed with the Danbury Township Fiscal Officer.



Carolyn Adams
Danbury Township Fiscal Officer

OTTAWA COUNTY REGIONAL PLANNING COMMISSION

RESOLUTION
ADOPTING THE DANBURY TOWNSHIP LAND USE PLAN

It was moved by Bob Hruska, that the following resolution be adopted:

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2. Regional Development Plan in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code; and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November, 1971 adopted Volume 2. Regional Development Plan in accordance with Section 713.25 of the Ohio Revised Code; and

WHEREAS, a Land Use Plan for Danbury Township was adopted by the Danbury Township Trustees in 1985 and subsequently revised in 1996, 2003 and 2011 as an amendment to Volume 2. Regional Development Plan for the Danbury Township area of Ottawa County; and

WHEREAS, the Danbury Township Trustees appointed a Land Use Steering Committee to revise said Plan in 2017; and

WHEREAS, the revised plan was formulated and presented at public forums held June 9, June 11 and November 3, 2017 with comments of those in attendance recorded; and

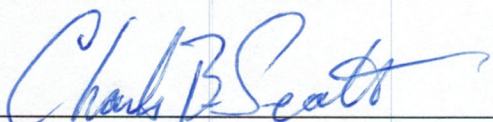
WHEREAS, on November 13, 2017 the Land Use Steering Committee by motion and vote recommended unanimous approval of the revised Land Use Plan, and

WHEREAS, the Danbury Township Trustees adopted the Danbury Township Land Use Plan, 2017-2025 on December 13, 2017 and stipulated it is to serve as a supplement to Volume 2. Regional Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Danbury Township area; and

NOW THEREFORE BE IT RESOLVED, that the Ottawa Regional Planning Commission adopts this revised Land Use Plan as the official plan for Danbury Township as a supplement to Volume 2. Regional Development Plan of Ottawa County.

The motion was seconded by Carl Koebel.

Upon voice vote, the motion was passed and the Resolution adopted this 19th day of December, 2017 by the Ottawa Regional Planning Commission.



Charlie Scott, President



Mark Messa, Director

RESOLUTION NO. #17-81

**IN THE MATTER OF THE
ADOPTION OF THE DANBURY
TOWNSHIP LAND USE PLAN
AS A REVISION TO THE OTTAWA
COUNTY REGIONAL DEVELOPMENT PLAN**

The Board of County Commissioners of the County of Ottawa, Ohio met in regular session on the 26th day of December 2017, at the office of said Board of County Commissioners, located at the Ottawa County Courthouse, Port Clinton, Ohio, with the following members present:

Mark W. Stahl Mark E. Coppeler James M. Sass, Absent

It was moved by Commissioner Coppeler and seconded by Commissioner Stahl that the following resolution be adopted:

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2. Regional Development Plan in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code; and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November, 1971 adopted Volume 2. Regional Development Plan in accordance with Section 713.25 of the Ohio Revised Code; and

WHEREAS, a Land Use Plan for Danbury Township was adopted by the Danbury Township Trustees in 1985 and subsequently revised in 1996, 2003 and 2011 as an amendment to Volume 2. Regional Development Plan for the Danbury Township area of Ottawa County; and

WHEREAS, the Danbury Township Trustees appointed a Land Use Steering Committee to revise said Plan in 2017; and

WHEREAS, the revised plan was formulated and presented at public forums held June 9, June 11 and November 3, 2017 with comments of those in attendance recorded; and

WHEREAS, on November 13, 2017 the Land Use Steering Committee by motion and vote recommended unanimous approval of the revised Land Use Plan, and

WHEREAS, the Danbury Township Trustees adopted the Danbury Township Land Use Plan, 2017-2025 on December 13, 2017 and stipulated it is to serve as a supplement to Volume 2. Regional Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Danbury Township area; and

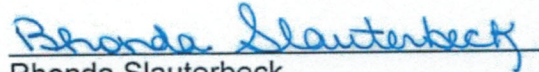
WHEREAS, the Ottawa Regional Planning Commission adopted the revised Land Use Plan as the official plan for Danbury Township as a supplement to Volume 2, Regional Development Plan of Ottawa County at its December 19, 2017 regular monthly meeting.

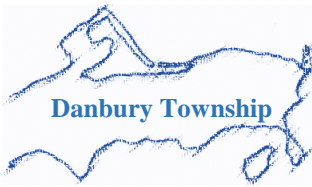
NOW THEREFORE BE IT RESOLVED, by the Ottawa County Commissioners that the revised Danbury Township Land Use Plan is hereby adopted as the official plan for Danbury Township as a supplement to Volume 2, Regional Development Plan of Ottawa County and shall take precedence over previous land use recommendations for the Township.

Vote on Motion: Mark W. Stahl, yes; Mark E. Coppeler, yes; James M. Sass, absent.

Adopted December 26, 2017

I, Rhonda Slauterbeck, County Administrator/Clerk of the Ottawa County Commissioners do hereby certify that the foregoing is a true and correct copy of a resolution of the Ottawa County Commissioners duly adopted December 26, 2017.


Rhonda Slauterbeck
County Administrator/Clerk



ACKNOWLEDGEMENTS

Board of Trustees

Charles B. Scott
Dianne Rozak
David Hirt

Staff

Kathryn A. Dale, AICP, Zoning & Planning Administrator
Cheryl Harmsen, Administrative Assistant

Steering Committee

Dan Parent, Superintendent of Danbury Schools
Denny Coles, Head Custodian of Danbury Schools
Mark Messa, Ottawa County Regional Planning Director
Ron Lajti, Ottawa County Engineer
John Paul Dress, Zoning Commission Chair
Jodi Kopanski, Zoning Commission Vice-Chair
Emily Dunfee, Marblehead Peninsula Chamber of Commerce Representative
Carol Robertson, BZA Chair
Loretta Grentzer, BZA Vice-Chair
Kevin Sibbring, President/CEO of Lakeside Chautauqua
Dan Dudley, COO & CFO of Lakeside Chautauqua
Jamie Beier-Grant, Director of Ottawa County Improvement Incorporation (OCIC)
Bob Hruska, Village of Marblehead Zoning Administrator
Joe Uhinck, Wildlife Specialist, OCSWCD
Sherry Roberts, Real Estate Agent
Local Family Representatives

- John Englebeck
- Michael Turinsky
- Jackie & Guy Tibbels

At-Large Members

- Tim Feller
- June Galvin
- Linda Huber
- Charles Rasko

Data Analyst

Bill Leonard

Hosts

Danbury Local School District

Maps

Ottawa County Auditor's Office, Larry Hartlaub & Rebecca Johnstone

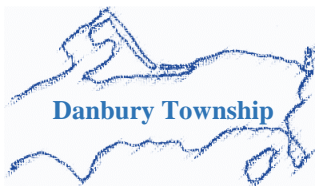


TABLE OF CONTENTS

Introduction

What is a Land Use Plan?.....	1
Why Update the Plan?.....	1
Danbury Township Planning History.....	1

Executive Summary

Overview.....	3
Key Technical Findings.....	3
Planning for the Future.....	4
Key Directions of the Plan.....	4
Preparing the Map.....	5
Implementation.....	5

Existing Conditions

Population.....	6
Housing.....	7
Seasonal Population.....	9
Economy.....	10
Existing Land Use.....	13
Existing Zoning.....	15
Vacant Land.....	17

Public Participation

Community Choices.....	19
------------------------	----

Danbury Township's Vision

Vision Statement.....	22
Goals, Objectives, Strategies.....	22
Character Areas.....	26
Developing the Map.....	29

Implementation

Plan Management.....	32
How to Use the Plan.....	32
Summary of Strategies.....	33

Tables

Table 1. Danbury Township Population Change by Decade 1960-2010.....	6
Table 2. Population Projections.....	6
Table 3. Danbury Township Housing Units.....	8
Table 4. Ottawa County Tourism Economic Impact.....	10
Table 5. Acreage of Vacant Land by Zoning District.....	17
Table 6. Public Involvement.....	19
Table 7. Ideas for the Future.....	19
Table 8. Strong/ Weak Places Summary.....	19

Figures

Figure 1. Population Projections by Age.....	7
Figure 2. Household Projections by Age.....	8
Figure 3. Average Ottawa County Unemployment Rates.....	11
Figure 4. Ottawa County Unemployment Rates.....	11
Figure 5. Danbury Township Existing Use of Land.....	13
Figure 6. Zoning District Acreage.....	15

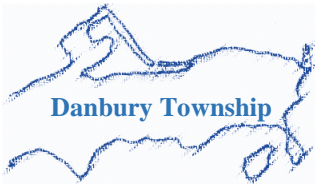


TABLE OF CONTENTS

Matrices

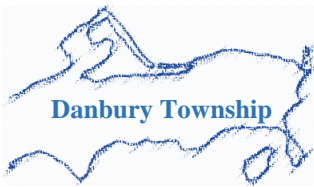
Matrix 1. Character Area Descriptions.....	27
Matrix 2. Land Use Descriptions.....	30
Matrix 3. Implementation.....	34

Maps

Map 1. Existing Use of Land.....	14
Map 2. Zoning Map.....	16
Map 3. Vacant Land by Zoning District.....	18
Map 4. Strong Places/ Weak Places Map.....	21
Map 5. Character Area Map.....	28
Map 6. Land Use Map.....	31

Appendices

Appendix A. Population & Housing Projections.....	39
Appendix B. Community Choices Results.....	52
Appendix C. Goals, Objectives & Strategies.....	63



INTRODUCTION

WHAT IS A LAND USE PLAN?

A Land Use Plan is a policy document that serves as a vision for the future which is intended to guide decision making that designates appropriate land uses based on infrastructure and development constraints for physical development. Comprised of policy statements, principles, goals, objectives, strategies and maps, the Plan guides the physical, social, and economic development of the Township and its neighborhoods, including both private and public development. As part of a continued evolution of planning, the Township land use plan is an approach to address protection of the unique characteristics that define the Township as well as the prospect of continued growth and a changing population base. The Plan is implemented over time through many distinct decisions including annual budgeting, departmental work programs, rezoning and subdivision of land. A Land Use Plan is also a measuring tool for evaluating development proposals and their impact on the general public welfare.

The *Ohio Planning and Zoning Law Handbook* provides a more rigorous legal definition of a Land Use plan. The Land Use plan is the chief policy instrument for: (1) the administration of zoning and subdivision regulations; (2) the location and classification of streets and thoroughfares; (3) the location and construction of public and semi-public buildings and related community facilities and infrastructure (water, storm and sanitary sewers, gas, etc.); (4) the acquisition and development of public and semi-public properties such as parks and open spaces; and (5) the initiation of new programs, such as those in the areas of housing rehabilitation and economic development, to address pressing community needs (Source: Ohio Planning and Zoning Law).

WHY UPDATE THE PLAN?

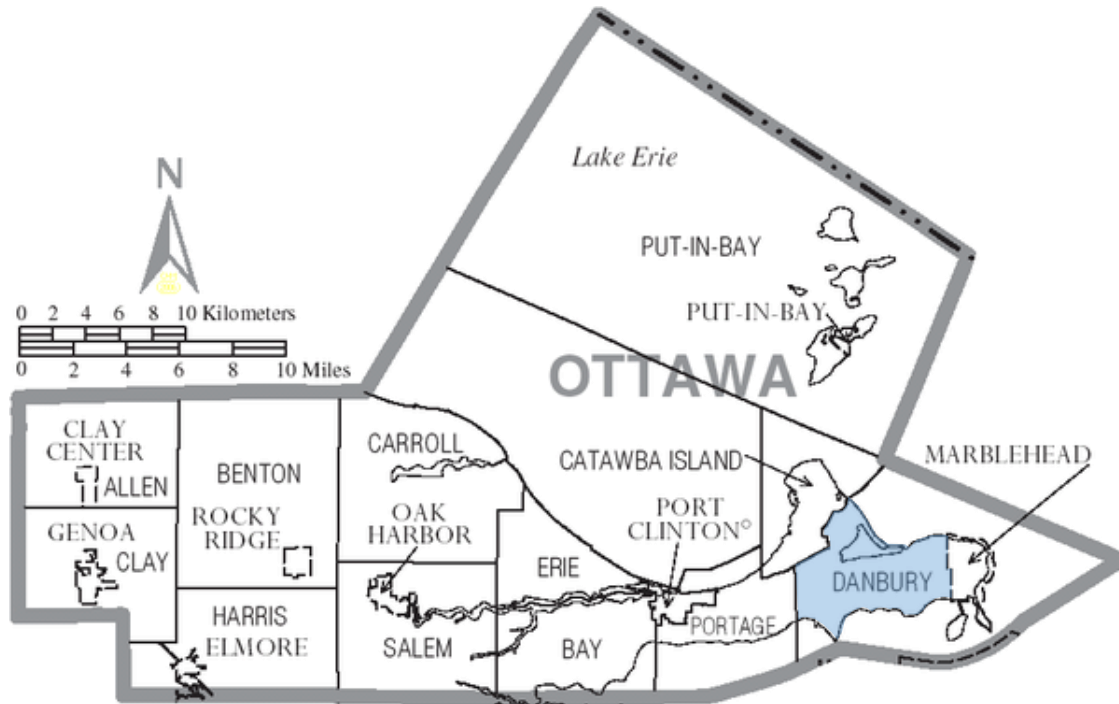
The 2011 Land Use Plan has helped guide the Township to address development issues for this community to pursue, however, new information, technologies and demands face the community that must be dealt with in order to manage growth in a responsible and respectful way. Therefore, a concerted effort must be taken to review what elements have been accomplished through the 2011 Land Use Plan and what elements have not been successfully accomplished and need to be reevaluated. Additionally, several different land-use related studies and reports are available and implemented through the County, which are not specifically incorporated into the Township's plan and impact the formulation of the updates. These studies also need to be considered further to ensure the recommendations from these reports are incorporated into this updated Land Use Plan. Land is an exhaustible resource that, once developed and converted to a use, is often difficult to change. Land will continue to be developed, but the pattern, rate, timing and location of how land is developed can be shaped by the Township through well-founded planning policies. When considering the future land use pattern the key question is not whether or not Danbury will grow, but how it will grow and change to serve future residents.

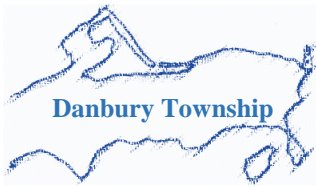
DANBURY TOWNSHIP'S PLANNING HISTORY

Danbury Township, rich in Native American, early American settler history, Civil War and Maritime history, is a peninsula that encompasses 32.75 miles of Lake Erie, Sandusky Bay and Harbor shoreline with a land area of 17.76 square miles in Ottawa County, Ohio between Toledo and Cleveland. The permanent population of Danbury is 4,264 with an additional 903 residing in the historic Village of Marblehead, at the east end of the Township. Seasonal homes, condominiums, marinas, campgrounds, cottages and recreational vehicle parks are home to a population of several thousand summer-only residents. Danbury Township is also the home to the oldest, continuously operating lighthouse on the Great Lakes, the Marblehead Lighthouse, as well as Lakeside, which is one of 17 Chautauqua's in the nation. Tourism, sport fishing, outdoor recreation, agriculture, and limestone quarrying are the major economic contributors to the area.

Danbury was named for the original settlers who arrived from Danbury, Connecticut and became a township on March 6, 1840. The Village of Marblehead was incorporated in 1891.

Danbury Township adopted zoning in November 1975 and was under the guidance of the Ottawa County Comprehensive Plan from 1970. The first Township Land Use Plan was created and adopted in 1985 and used until 2001. The County also had created an updated, County-wide Comprehensive Plan over the years, which expired in 1995. In 1995 when the County Plan was re-reviewed it was done so on a township-by-township basis. In 2001, the Township adopted the County's 1995 plan for Danbury, but shortly after, the Township created their own committee and adopted a revised version in 2003, which served the community until 2010. In 2011 the Land Use Plan was updated in order to serve the Township until 2017.





EXECUTIVE SUMMARY

OVERVIEW

Danbury Township kicked-off their 2017-2025 Land Use Plan Update for the township on March 13, 2017. The last update was conducted in 2011. A steering committee of 25 community members, representing a range of organizations, agencies, businesses and the residents of the Township were appointed in February 2017 by the Board of Trustees.

At the direction of the Board of Trustees, this plan update was to develop a clear vision for the future by assessing the needs and aspirations of the community. The Trustees were committed to facilitating an inclusive and transparent process with opportunities for significant public involvement. The multi-faceted public participation process first held an event June 9, 2017 and June 11, 2017 at Danbury High School Auditorium where the public provided comments and ideas about what the Township could encourage or improve in the future. A second Community Open House event was held November 3, 2017 which reviewed the vision direction the Plan was going based on the Community's June input. All Steering Committee meetings were open to the public as well as the adoption hearing process.

KEY TECHNICAL FINDINGS

Land Use trends and the interrelationship to population, housing, and economics are fundamental aspects of the Land Use Planning process. Existing Conditions Analysis and Data were gathered to see what the trends and projections are for the Township. Outlined below are some highlights that provide some context for direction of the Plan.

- Danbury Township makes up 10% of Ottawa County's population.
- Projected that by 2040, the population of the Township will grow by 248 new people.
- Retirement-aged population (65+) will make up 42% of the Township's population by 2040.
- Projected that by 2040, the Township will have the demand for 420 new housing units. Current average is 23 new homes per year.
- 19%, or 5 structures on average, are torn down and rebuilt each year having a zero effect on the population.
- 56% of all housing units are seasonal. 61% of all land owned is by someone outside of the 43440 or 43452 zip code.
- There are 448 vacant, buildable lots already platted in the Township.
- Only 10% of the Township land is actually used or taxed for commercial purposes, but 21% is zoned for commercial purposes.
- 3.5 acres of land in the Township is zoned for Light Industrial use.
- Tourism is the strongest economic force for the Township followed by the School District, Government-related and manufacturing sectors. Other industries dominating Ottawa County include Food Service, Retail and Recreation & Entertainment.
- The labor force-age bracket (20-64yrs old) will decline by 14% in Danbury Township by 2040.
- Unemployment in the County and Township fluctuates drastically with the tourist and summer season, spiking annually between October and April.
- Median House value in Danbury Township is \$140,638 and the Census indicates the Median Household Income for 43440 zip code is \$53,563, which are above the State averages.

PLANNING FOR THE FUTURE

Once the Existing Conditions Analysis was conducted, the Steering Committee needed to understand what it all meant for the future of growth or demand on the Township.

- Growth is projected to continue in the Township but not at the pace experienced decades ago.
- There is ample property for infill development for new SF homes, but should still plan on where additional development should occur if market demands it.
- Retirement-aged people who likely own seasonal homes now will likely convert them into year-round residences vs. building new.
- The Township will have a demand on activities and affordable housing & alternative housing for the retirement-aged population.
- The lack of year-round jobs could be driving out those in the labor force age bracket.
- The Township needs to ensure that future development includes housing and commercial activity options that is affordable for all ages and income. Also that development offers quality employment opportunities within the Township.
- The Township has very little light manufacturing zoning in place. Without planning for light industrial, there is no indication that the Township encourages quality, long-term, job-producing facilities.
- In order to maintain the current ratio of nonresidential acreage per resident, Danbury Township has to provide for only 121 acres of additional nonresidential land by 2040.
- Properties are mismatched in how they are used vs. how they are zoned.

KEY DIRECTIONS OF THE PLAN

Following the Community Choices Event in June 2017, the Steering Committee took the 128 ideas that were gathered and entered verbatim into a database, then categorized by element or topic. These responses were used to update the goals in the plan and shape the objectives and strategies for each goal.

Category	Ideas	Percent
Land Use	43	33.6%
Community Facilities & Services	25	19.5%
Transportation	22	17.2%
Economic Development	18	14.1%
Housing	11	8.6%
Other	6	4.7%
Utilities	3	2.3%

The Steering Committee Meeting compared all the comments received and looked at what the old Land Use Plan vision statement and goals were to see if it was still viable and useful. Ultimately, the consensus of the Committee was that the old goals were too detailed and did not reflect what the community shared at the June Community Choices Workshop and they created a new Vision Statement. The old Land Use Plan had no objectives or strategies in place on how to accomplish the goals of the plan. The Committee identified how the new Land Use Plan should be formatted to guide the future growth of the Township. The policy layers are as follows:

- **Goal** – A broad policy statement expressing a desired outcome in simple terms.
- **Objective** – A refinement of the goal necessary to give more detailed policy direction to strategies to implement the goal.
- **Strategy** – A strategy provides the detailed action steps, programs, projects or policies necessary to initiate and complete an objective.

Ultimately, 5 goals, 12 objectives and 77 strategies were formed from these comments received from the public.

PREPARING THE MAP

The Steering Committee was tasked with creating a graphic form via a map, on how the Township should develop in the future. The Committee took into consideration not only the comments and ideas that the public provided, but also had to keep in mind the findings from the technical analysis.

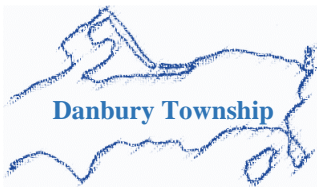
The Land Use Map is composed of two maps used congruently. The base of the Land Use Map is the establishment of Character Areas, or areas within the Township that have specific elements that define part of the physical environment. Nine Character Areas were identified that share similar lot size, lot coverage, land use, density, street pattern and connectivity and building design. Parcels in their respective character area color that are undeveloped are carried over and shown in the Land Use Map. These parcels should reflect the design elements and land use patterns for the area they are located.

When developing the Land Use Map, the Steering Committee wanted to address concerns raised by the public regarding traffic, roads, image, and property maintenance, thus have identified “Corridor Enhancement” and “Neighborhood Enhancement” focus areas for improvement. There were also a number of positive comments about the available parks in the Township, but suggested ways to expand amenities within those parks including multi-use paths. “Park Expansion” areas are shown on the map to provide better connectivity to or from existing parks to other parts or neighborhoods of the Township or areas that may afford opportunity for additional public beach and water access.

An obvious component of the map that needed to be addressed was the economy and jobs. The Land Use Map calls out three potential areas for “Economic Development Expansion” areas. These are areas where sewer and water and other public utilities are readily available, could assist in the Corridor Enhancement but primarily are ripe in the ability to provide ample space for viable, job-producing structures and developments. This could include low-impact light industrial uses, offices or commercial.

IMPLEMENTATION

The Plan is intended to be used on a daily basis as public & private decisions are made concerning development, redevelopment, capital improvements, and economic incentives and other matters affecting the Township. A Plan is not worthwhile if it cannot be implemented. The last part of the Plan is a summary table identifying accountable parties and timeframes for implementation of each strategy. This section also includes guidance on How to Use the Plan and facilitate the implementation of the Plan.



EXISTING CONDITIONS

In order to determine where one should go with a Land Use Plan, it is first necessary to evaluate where the community has been and whether current trends and policies have changed or remained the same. Those factors will affect the community in the future. The following is a brief description of the existing conditions and trends that have made Danbury Township what it is today.

POPULATION

Danbury Township is currently the most populous township, located in the easternmost part of Ottawa County with 4,264 permanent residents. Growth in Danbury Township has steadily increased as the County grows, but at a much faster pace. Ottawa County has seen steady growth since the 1960s but is projected to see a decline in the next 20 years. Below are Tables showing the historic population in relation to Ottawa County, population projections and age brackets that make up those projections.

Table 1: Danbury Township Population Change by Decade 1960-2010

	Ottawa County	Village of Marblehead	Danbury Township
1960	35,323	858	2,668
1970	37,099	726	3,034
% Change 60-70	4.8%	-15%	14%
1980	40,076	679	3,735
% Change 70-80	8%	-6%	23%
1990	40,029	745	3,665
% Change 80-90	0%	10%	-2%
2000	40,985	762	3,794
% Change 90-00	2%	2%	4%
2010	41,509	903	4,264
% Change 00-10	1%	19%	12%
% Change 60-10	18%	5%	60%

Source: U.S. Census

Table 2: Population Projections

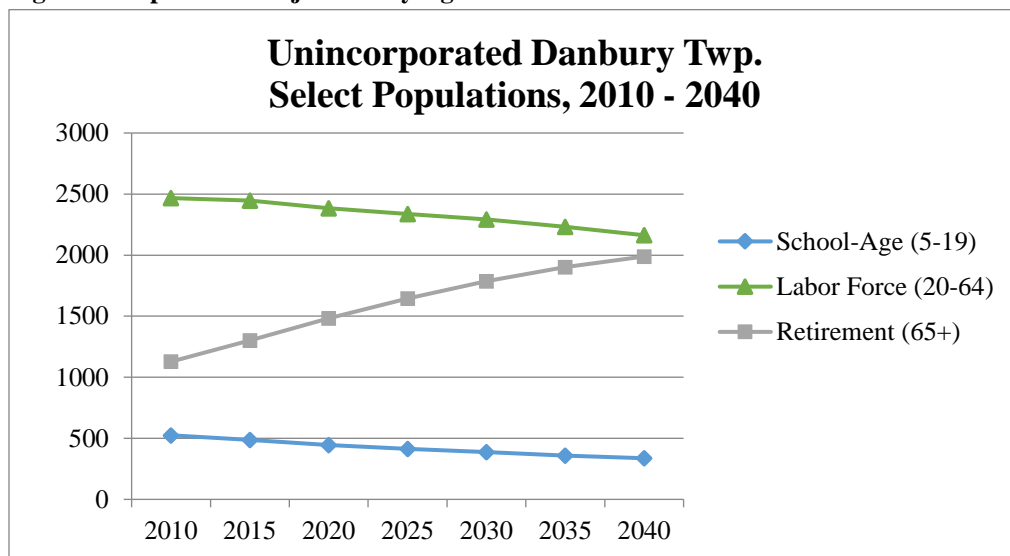
	Ottawa County	Danbury Township
2020	40,269	4,403
2030	39,085	4,523
2040	37,606	4,512
% Growth	-6.6%	2.5%

Source: Bill Leonard

Growth is projected to continue in the Township even though it is not at the pace experienced decades ago. Between 2000-2010, Danbury Township experienced a 12% increase in population, or 470 new people in a decade. However, according to Table 2, it is projected that the population in Danbury will increase by 109 new people over the course of the next 20 years, or 248 people since the last census. This is in part because of the declining household size, trend of smaller families and an increase in the older adult and retiree households.

This is further supported as Figure 1 below shows. Appendix A provides the complete breakdown of each age bracket. By 2040, of the 4,512 anticipated people in the Township the school-aged children will decline to 352, those in the labor force-age bracket will decline to 2,126 and retirement-aged people in the Township will increase to 1,932.

Figure 1: Population Projections by Age



Source: Bill Leonard

HOUSING UNITS & OCCUPIED HOUSING

Even during a time when new housing is under construction, the local and national trends regarding the longevity of the population and household size is important because many would assume that new construction will automatically increase the population, enrollment in schools and the demand for services. This, in fact, is not necessarily always the case.

Between 2000 and 2010 the average yearly number of new single-family home permits issued was 65. This equates to less than 50 new residents a year. Since 2010, the Township has issued an annual average of 23 new single-family home permits. Of these, 19% (or 5 structures) on average are torn down and rebuilt. In most cases this has resulted in a zero effect on our population.

There is also the seasonal aspect of this area where homes are built but used as a family summer retreat, not a permanent year-round residence, and school aged children in those families are not enrolled in Danbury Local School District. According to Table 3, in 2010, Danbury Township had 5,542 housing units. Of those units, 2,072 (37.4%) were owner-occupied, 3,153 units (56.8%) were seasonal and 317 units (5.7%) were vacant.

When this information was prepared the initial projection for new housing units resulted in over 1,000 units that were predominately seasonal. However, to date there are roughly 448 vacant buildable lots existing in the Township. Expectation would be that those lots are constructed upon before efforts are made to create new subdivisions or lots. The housing unit data was re-evaluated to accommodate the vacant buildable lots over a 30-year period. Due to the slower pace in the population projections, the decrease in the overall County-wide population, the known fact that homes are torn down and rebuilt creating a zero-effect and the increase in retirement-aged people who likely own seasonal homes now but will convert them into year-round residences all leads us to believe that the impact or expectant amount of new households to be built will not be that high and will result in roughly 420 new housing units by 2040.

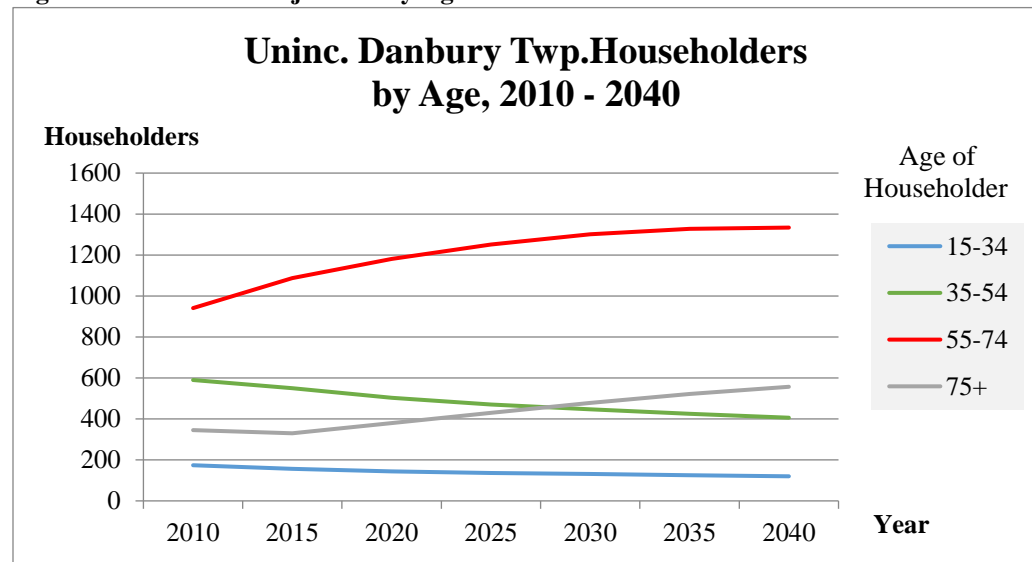
Table 3: Danbury Township Housing Units

			Growth: 2000 - 2010		Growth: 2010 - 2020		
	2000	2010	Number	%	2020	Number	%
Total Population	3,794	4,264	470	12.4%	4,403	139	4.0%
Persons Per Household	2.17	2.06	-0.12	-5.3%	1.99	-0.06	-2.4%
Total Housing Units	4,730	5,542	812	17.2%	5,678	136	3.0%
Households (Occupied Housing Units)	1,746	2,072	326	18.7%	2,208	136	6.6%
Total Vacant Housing Units	2,984	3,470	486	16.3%	3,470	0	0.9%
Total Vacancy Rate	63.1%	62.6%	-0.005	-0.8%	63.4%	0.007	1.2%
Seasonal Units (counted as vacant)	2,758	3,153	395	14.3%	3,184	31	1.0%
Total Vacant less Seasonal	226	317	91	40.3%	286	-31	0.0%
Non-Seasonal Vacancy Rate	11.5%	13.3%	0.018	15.8%	11.5%	-0.018	-19.2%

			Growth: 2020 - 2030		Growth: 2030 - 2040		
	2030		Number	%	2040	Number	%
Total Population	4,523		120	2.7%	4,512	-11	-0.2%
Persons Per Household	1.94		-0.06	-2.9%	1.91	-0.03	-1.6%
Total Housing Units	5,836		158	2.8%	5,962	126	2.2%
Households (Occupied Housing Units)	2,335		127	5.8%	2,366	31	1.3%
Total Vacant Housing Units	3,501		31	0.9%	3,596	95	2.7%
Total Vacancy Rate	60.0%		-0.034	-5.3%	60.3%	0.003	0.5%
Seasonal Units (counted as vacant)	3,199		15	0.5%	3,290	91	2.8%
Total Vacant less Seasonal	302		16	5.8%	306	4	1.3%
Non-Seasonal Vacancy Rate	11.5%		0.000	0.0%	11.5%	0.000	0.0%

Source: Bill Leonard

Much of this is, of course, market-driven. If the housing market and economy surge, then these numbers increase. Even then, historically, the Township has not seen growth as quickly as initial projections showed. By 2040 it is projected that Danbury Township will have 5,962 housing units. Of those units, 2,366 (39.7%) will be owner-occupied, 3,290 (55.2%) will be seasonal and 306 (5.1%) will be vacant. Figure 2 shows what the age of these households will be over the next 20 years. This corresponds with the findings in Figure 1 and the population projections.

Figure 2: Household Projections by Age

Source: Bill Leonard

Initial review would indicate there will be little economic growth within the Township and families will either move from this area or choose not to establish or continue family roots here due to the lack of employment opportunities. Something this Plan will need to address in response to this information is to ensure housing and activities related to the 65+ age bracket are available and that housing options are reasonable and affordable. According to the Scripps Gerontology

Center at Miami University, Ottawa County will see a surge in the 60+ age bracket from 2020 to 2040 whereas nearly 42% of the County's total population will be 60 years of age or older. Additionally, this Plan may be able to serve in a way to put a focus on viable job producing opportunities in an attempt to reverse the projected declining outcome of the economy in Danbury Township and Ottawa County and strive to be a leader in economic growth and development.

SEASONAL POPULATION

Seasonal population and housing has a huge impact on the community, not only on services and roads, but the economy and property taxes. To determine the impact of the seasonal and tourist population for the Township, the facilities that serve the seasonal population were examined and included the marinas, seasonal housing units such as campgrounds and mobile home parks and hotels and lodging facilities. In Danbury Township there are:

- 28 Licensed Campgrounds with 2,523 camp sites.
- 60 Marinas with 2,220 docks (4,440 boat wells). Of these, 1,710 are transient (not deeded to real property).
- 20 Mobile Home Parks with 1,476 units.
- 17 Hotel/Motel, Lodges, B & Bs
- 25 Other permitted transient rental units primarily in Lakeside

In addition to these seasonal uses, of the 5,463 parcels of land in the Township, 7 parcels (0.13%) are owned by someone out of the Country, 540 parcels (10%) are owned by someone out-of-state, 2,769 parcels (51%) from out-of-town, leaving 2,147 parcels (39%) owned by someone locally.

Anchor attractions for Danbury Township and the Marblehead Peninsula include Lakeside Chautauqua, the Marblehead Lighthouse and the Keeper's House. By no means are these the only three sites attracting people to the Township. Many businesses and events also help contribute to the tourist and seasonal population. These attractions in 2016 brought 28,453 visitors to the top of the lighthouse, 30,000 visitors to the museums on the lighthouse property and approximately 3,000 visitors to the Keeper's House.

ECONOMY

Tourism is the strongest economic force for the Township, County and Region. According to Lake Erie Shores & Islands, the Economic Impact of Tourism Study conducted for TourismOhio in 2015 showed visitors spent more than \$1.3 billion in the region with \$371 million of that coming out of Ottawa County. Nearly one-third of the total tourism sales in Northwest Ohio are generated from Erie and Ottawa counties. These numbers help estimate that in 2015 more than 9 million visitors traveled to the Lake Erie Shores & Islands region. Lake Erie Shores & Islands' 2015 Visitor Survey indicates that 80% of visitors come between June and September. Of course those visitation numbers extend past September and are due to the indoor waterparks in Sandusky and whether ice fishing is available. Tourism also provides jobs. One in every six jobs in Ottawa County is related to seasonal and tourism and 16.8% of all jobs in the County are related to the tourism industry.

Table 4: Ottawa County Tourism Economic Impact

	2007	2009	2011	2013	2015
% of Jobs	17.50%	22.40%	22.70%	16.50%	16.80%
Employment	3,080	2,966	3,050	2,804	2,893
Highest Employ. by Industry	Food & Service	Food & Service	Food & Service	Food & Service	Food & Service
Sales	\$283 M	\$275.9 M	\$312 M	\$346.6 M	\$371.5 M
Highest Sales by Industry	Retail	Retail	Retail	Retail	Retail
Wages	\$80.4 M	\$78.2 M	\$83.2 M	\$66.4 M	\$71 M
Highest Earnings by Industry	Rec. & Ent.	Rec. & Ent.	Rec. & Ent.	Rec. & Ent.	Rec. & Ent.
Taxes Generated	\$39.5 M	\$36.9 M	\$41 M	\$43 M	\$45.2 M
Local Taxes (Received by Co.)	\$8.1 M	\$7.1 M	\$8.6 M	\$9.1 M	\$9.4M
Job Support Ratio	1:6	1:4	1:4	1:6	1:6

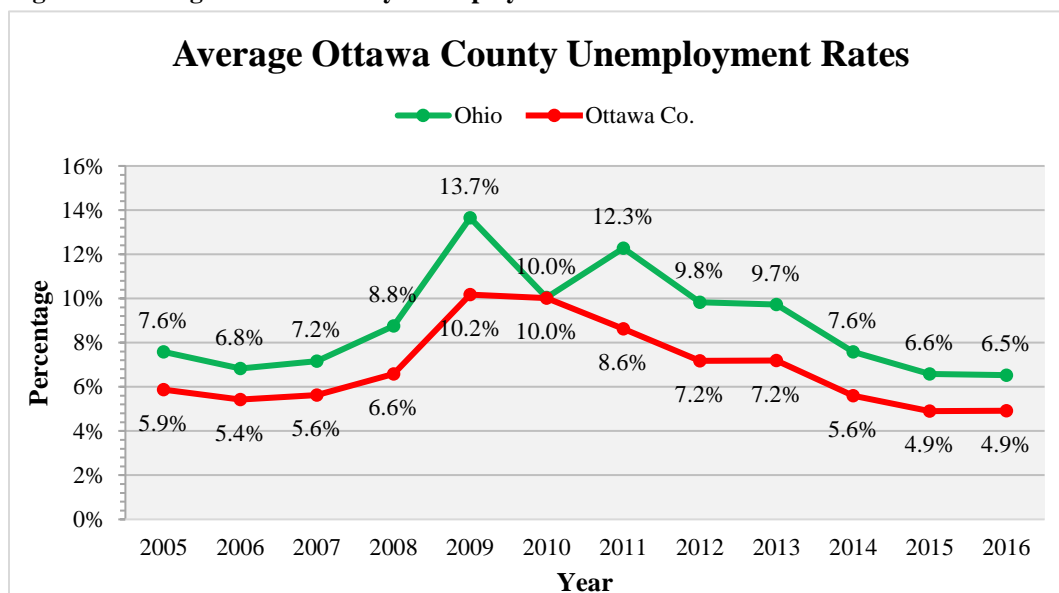
Source: Lake Erie Shores & Islands

Despite the industries related to tourism such as Food Service, Retail and Recreation & Entertainment dominating the economy for the County, in Danbury Township the leading industries with the highest number employees are government related and manufacturing sectors. Danbury Local School District tops as the largest employer in Danbury Township with 100 employees, followed by LaFarge with 66 employees, then the Township itself with 61 employees.

As previously mentioned above in Figure 1, those in the labor force-age bracket (20-64yrs old) will decline by 14% in Danbury Township by 2040. Figure 3 shows the average unemployment rates for Ottawa County since 2005. The County is currently 1% lower than where it was in 2005 with an overall unemployment average of 4.9%. When the monthly unemployment rates are averaged over the course of the calendar year, Ottawa County historically fares better than the rest of the State of Ohio. However, as Figure 4 shows, what happens over the course of each calendar year fluctuates drastically with the tourist and summer season. In January the unemployment rates in the County are at their highest. By April it starts to taper and get lower and by October, unemployment is at its all-time low each year. Of those unemployed in Ottawa County, in 2014 there were 81 people who filed claims for unemployment from the 43440 zip code, 71 people in 2015 and 66 people in 2016. That is 10.3%, 11.6% and 9% respectively of all claims filed in those years. Those claims include people within the Village of Marblehead as well, so the actual effect in relation to the total population of the Township that are unemployed is around 1%.

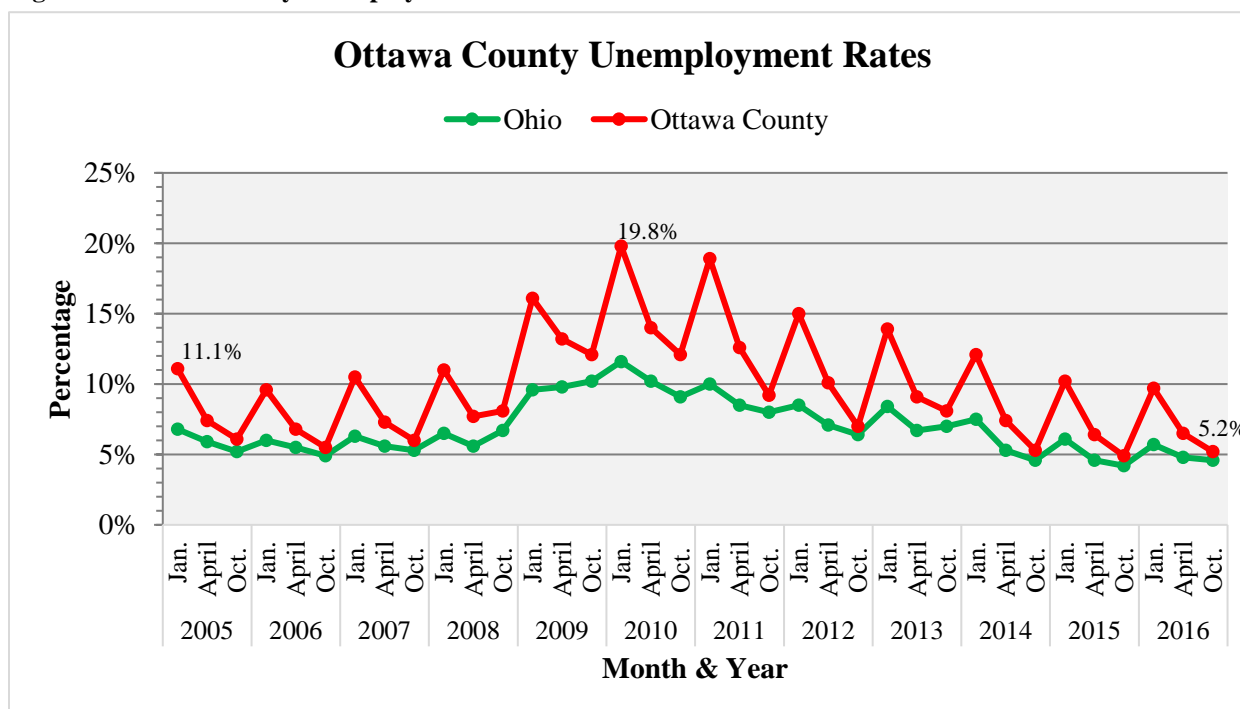
The health of the economy in surrounding communities is important for residents of the County who work in adjoining counties. According to The State of Ohio Office of Research indicates that the average travel time for employed people in Ottawa County is 23 minutes with 29.9% of those employed traveling 30 minutes or more outside of Ottawa County to their jobs. Unemployment rates are based on where a person lives even if they work outside of Ottawa County.

Figure 3: Average Ottawa County Unemployment Rates



Source: Ottawa County Job & Family Services

Figure 4: Ottawa County Unemployment Rates



Source: Ottawa County Job & Family Services

In addition to unemployment there is also poverty. In 2015, the Federal poverty guideline was an annual income of \$11,770 for one person (this has increased to \$12,060 for 2017) or \$24,250 for a family of four. Add \$4,160 for each additional person to compute the Federal poverty level for larger families. According to the Census 10.3% of those in the 43440 zip code are below the poverty level or roughly 530 people. The State of Ohio Office of Research profile indicates that 10.3% of the total population in Ottawa County is below the poverty level, this equates to approximately 4,200 people.

As shared in Table 3, Danbury Township has just over 3,000 seasonal housing units, and 61% of all parcels in Danbury Township are owned by someone out-of-town. This is significant because while the information regarding unemployment and poverty would paint a gloomy picture, we have to take into consideration that there are a significant amount of residents whose income and

employment are not taken into consideration due to their permanent residency being located out of Ottawa County. According to the Ottawa County Auditors records Median House value in Danbury Township is \$140,638 and the Census indicates the Median Household Income for 43440 zip code is \$53,563. In comparison, according to the Census, the Median House Value of owner-occupied housing units from 2011-2015 was \$129,900 and the Median Household income for the State of Ohio was \$49,429 (in 2015 dollars). Yet, 17% of all the residential parcels in the Township sold for \$300,000 or more. These purchase prices of property are coming from those who are employed and with significant incomes which are also contributing significantly to the state of the economy in Danbury Township.

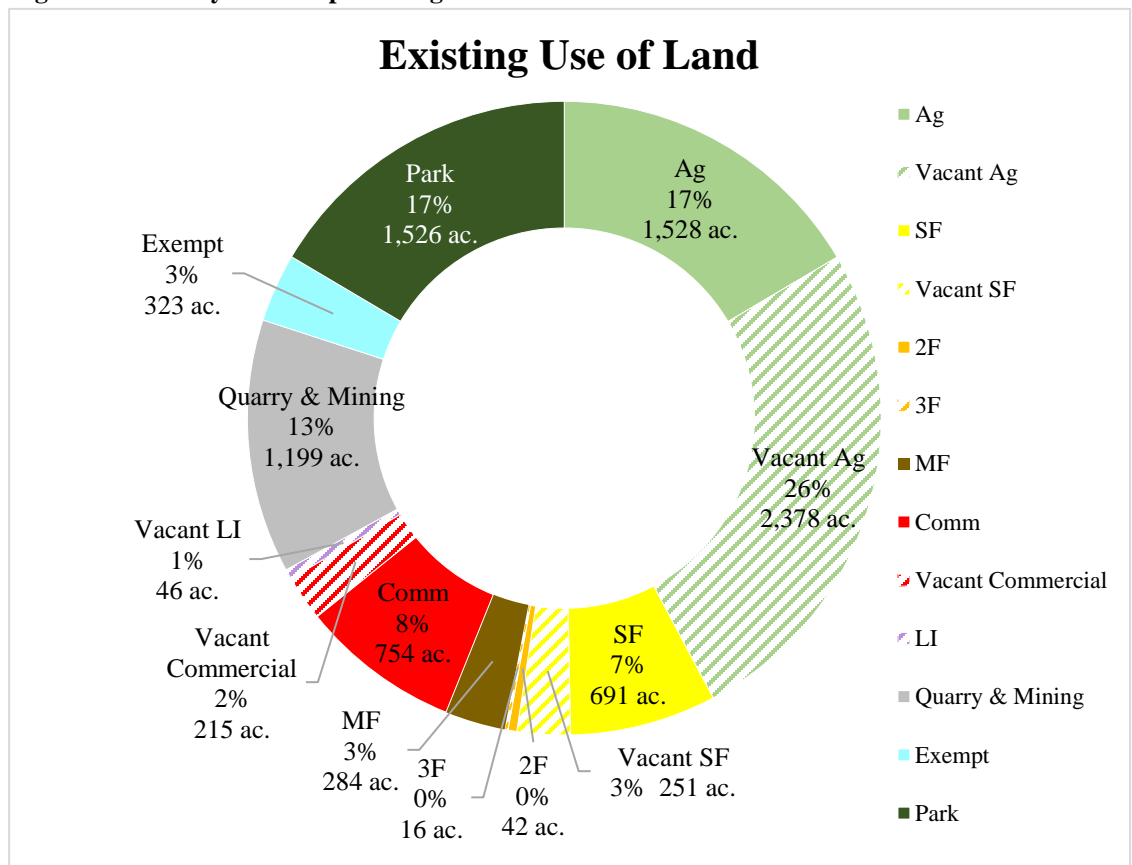
The importance of this information regarding employment, median incomes and house values, cumulated with the knowledge regarding an increase in retirees and a decrease in the labor force age bracket which includes families is that the Township needs to ensure that future development includes housing and commercial activity options that is affordable for all ages and income. Also that development offers quality employment opportunities within the Township.

EXISTING LAND USE

Danbury Township encompasses an area of 17.76 square miles, which includes 32.75 miles of Lake Erie, Sandusky Bay and East, Middle & West Harbor shoreline. The Township expanded its geographic boundaries to include portions of Lake Erie in 1999. This extension added about 23,000 acres of submerged land to the Township's geographic boundary. Notwithstanding this 1999 boundary extension, the total, unsubmerged land in Danbury Township is 9,245 acres and another 2,121 acres of water. There are 5,463 taxable parcels of land in the Township.

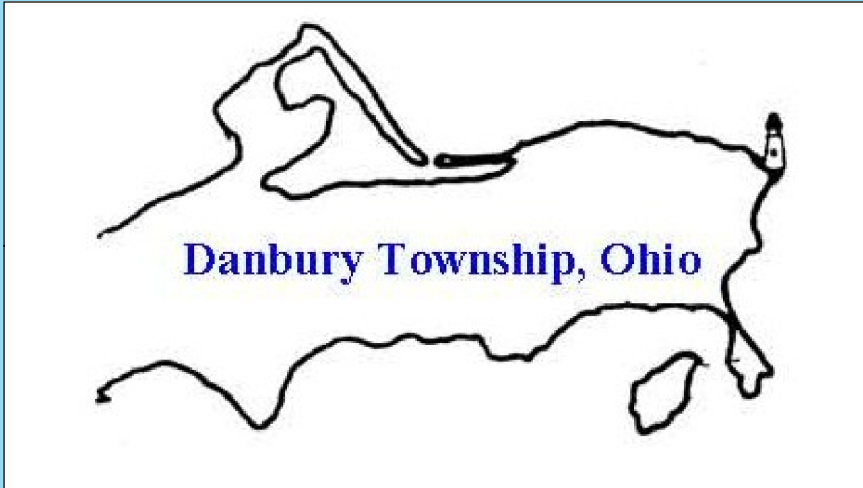
This sections includes an analysis of the existing land use conditions in Danbury Township. Figure 5 shows the general breakdown of how unsubmerged land is actually used in Danbury Township based on how land is classified and taxed by Ottawa County. The predominant land use within the Township is agricultural land for a total of 3,906 acres (43%) taxed for agricultural uses, however 2,378 acres (26%) of that is considered to be vacant agricultural land, 1,528 acres (17%) is taxed for some sort of cash/grain crop or general farming. The next most prevailing land use is park land comprising of 17% of the Township, followed by Industrial at 14% and Residential (1, 2, 3, or Multi-Family and vacant residential) which collectively makes up 13% of the land uses in the Township. Perception would be traveling through the township that Commercial activity is abundant, however, only 10% of the Township land is actually used or taxed for commercial purposes.

Figure 5: Danbury Township Existing Use of Land



Source: Ottawa County Treasurer Tax Classification

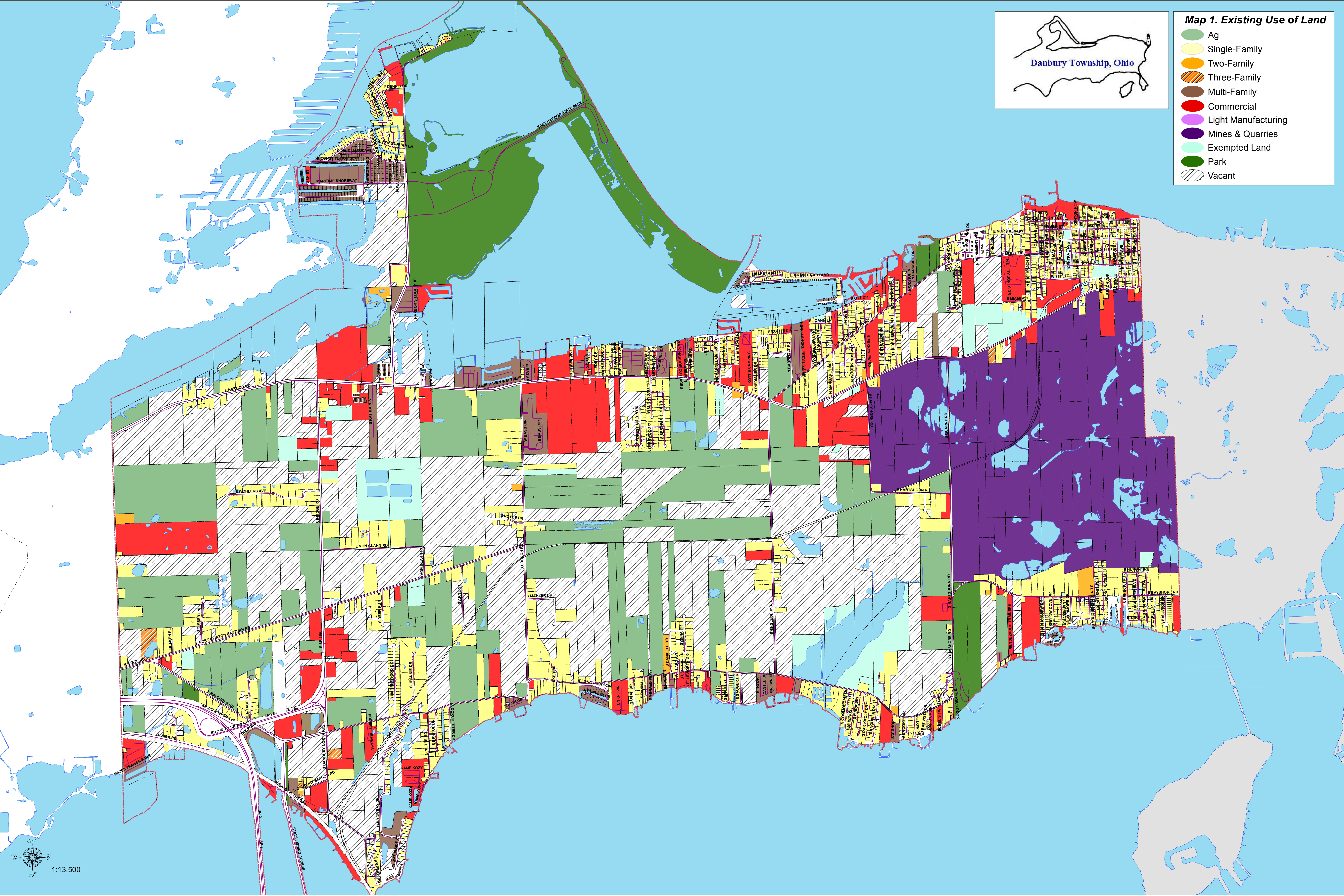
The Existing Use of Land Map (Map 1) illustrates where and how land is taxed and used. Like many communities, Danbury Township has grown in a somewhat predictable manner. The highest concentration of residential housing is located along the waterfront on the northern and southern parts of the Township, then stretching along the major thoroughfares. Commercial uses followed and formed naturally along the State Route 163 and 269, E. Bayshore Road and Northshore Boulevard.



Danbury Township, Ohio

Map 1. Existing Use of Land

- Ag
- Single-Family
- Two-Family
- Three-Family
- Multi-Family
- Commercial
- Light Manufacturing
- Mines & Quarries
- Exempted Land
- Park
- Vacant



EXISTING ZONING

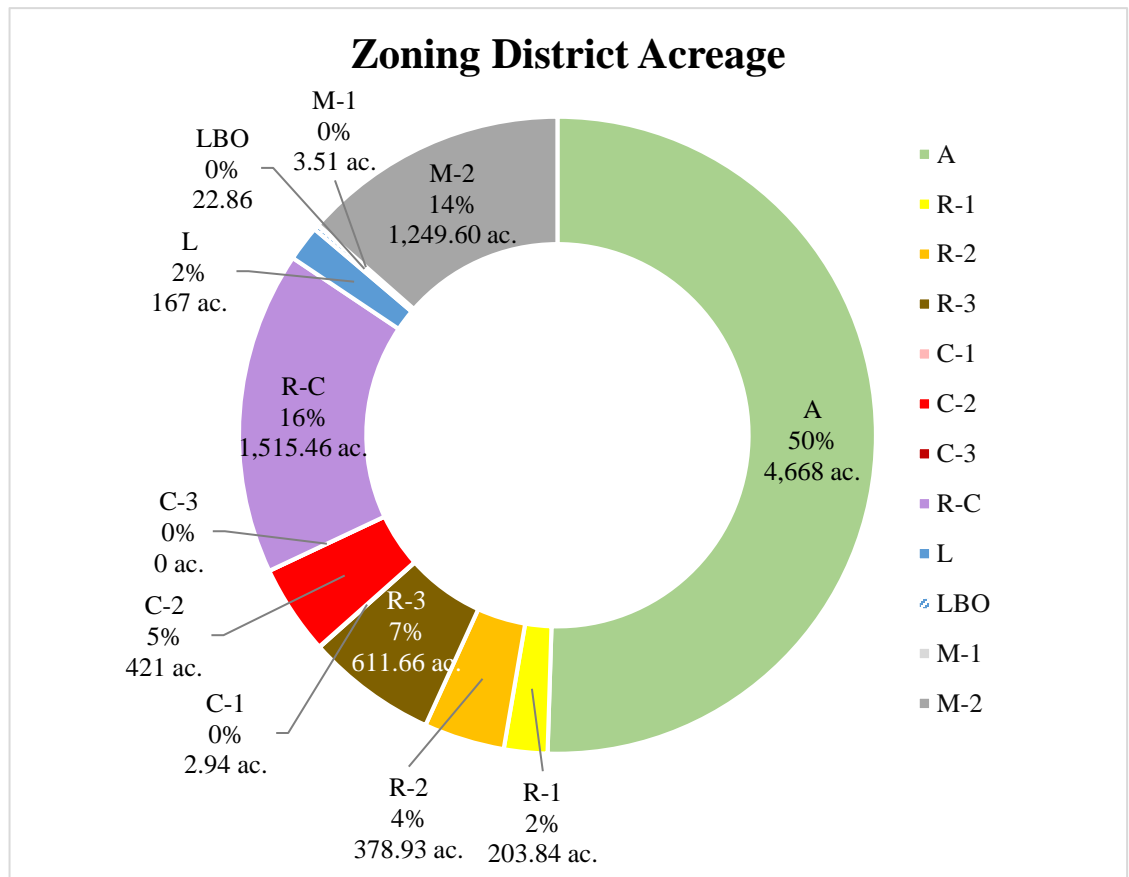
How a property is taxed (based on how it is used) and how the property is actually zoned (how it potentially can be used), are two different designations. For instance, referring to Figure 5 above and Figure 6 below, there is a total of 3,906 acres (43%) taxed for agricultural uses, but there is 4,668 acres (50%) of land in the Township zoned for agricultural uses. This is a surplus of 763 acres of land zoned for agricultural related uses than how it is currently being used.

There is a total of 1,284 acres (13%) taxed for some sort of residential use, whether it be 1, 2, 3, or Multi-Family and 3% of that is considered to be vacant. However, there is only 1,194 acres of land zoned exclusively for residential use. This number would indicate that there is a deficit of zoned land for residential use compared to how it's actually used. This is not entirely true because the Agricultural and Commercial zoning districts also allow residential uses, so the Township actually ends up with a huge surplus of land zoned for residential.

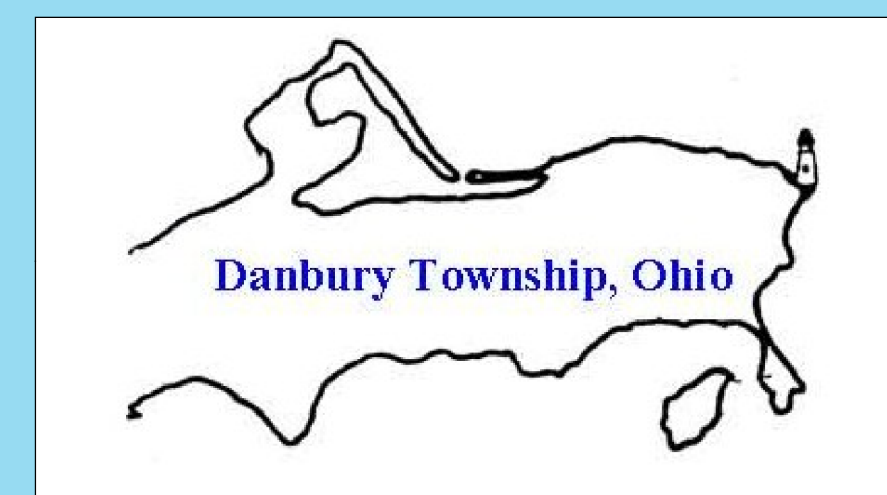
As shared in Figure 5, commercially taxed property consists of 10% (968 ac.) of the Township's total land area, but only 424ac. (5%) is exclusively zoned for commercial activity. If the remaining 544 ac. was removed from the "R-C" Recreational-Commercial zoning district, the Township still has 971 acres of land zoned for potential Commercial activity.

As previously mentioned, because zoning districts such as the "R-C" Recreational Commercial zoning district, permits not only commercial activity, but residential uses as well, items that need to be closely looked at are properties that are mismatched in how they are used vs. how they are zoned. For instance, none of the Manufactured Home Parks are zoned "MHP" making them all nonconforming, but they are taxed as residential. There is also a significant amount of mismatch between residential properties that are zoned for commercial but aren't being used or taxed as commercial. The risk in this is that properties in residentially platted neighborhoods could have commercial uses established between two residences and there would be nothing the residences could do to prevent it. Additionally, there is noticeably a lack of light manufacturing. Without planning for light industrial, there is no indication that the Township encourages quality, long-term, job-producing facilities.

Figure 6: Zoning District Acreage

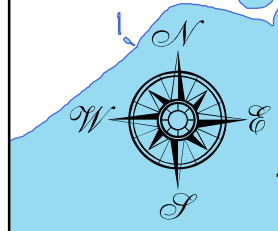
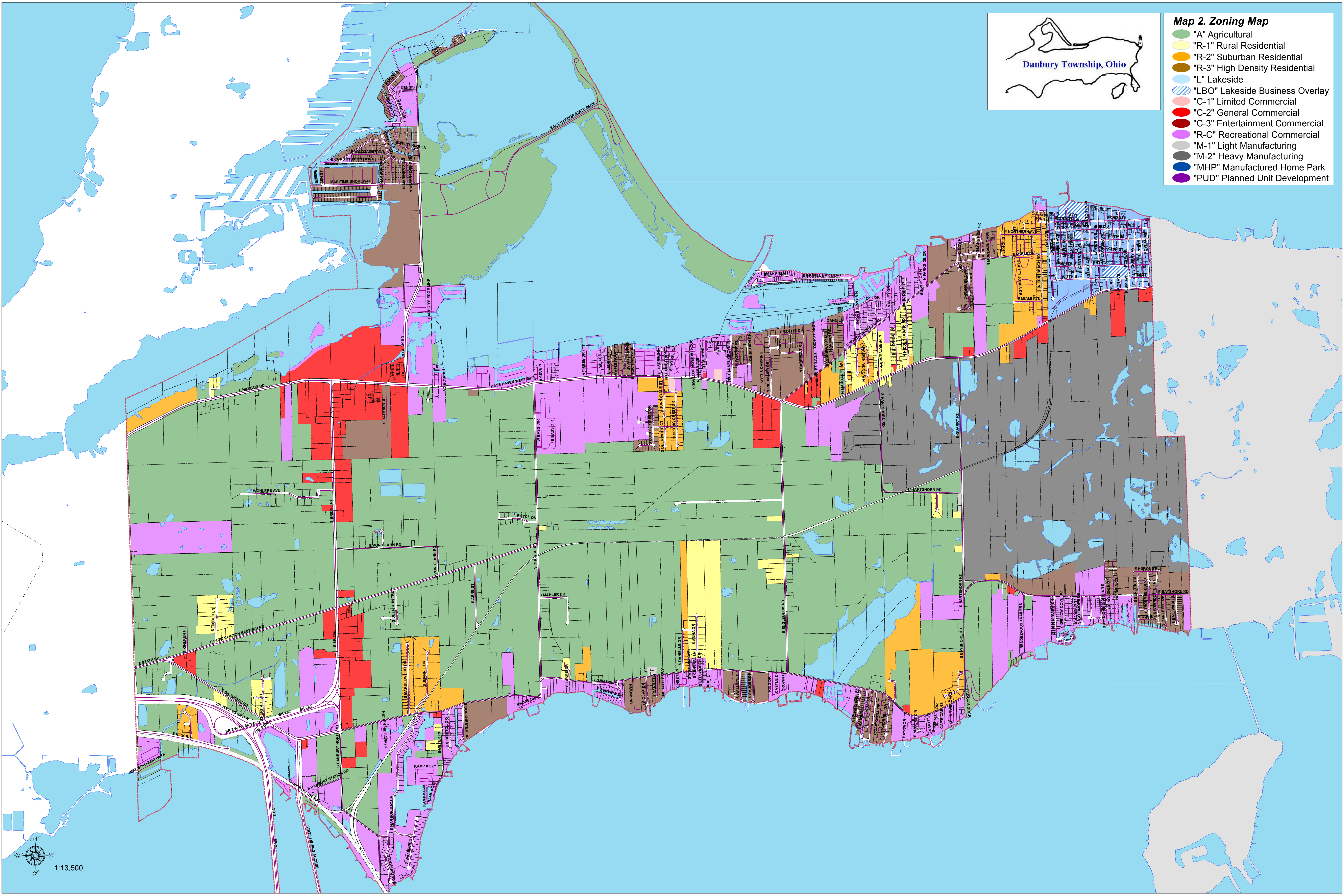


Source: Danbury Township GIS & Zoning Map



Map 2. Zoning Map

-  "A" Agricultural
-  "R-1" Rural Residential
-  "R-2" Suburban Residential
-  "R-3" High Density Residential
-  "L" Lakeside
-  "LBO" Lakeside Business Overlay
-  "C-1" Limited Commercial
-  "C-2" General Commercial
-  "C-3" Entertainment Commercial
-  "R-C" Recreational Commercial
-  "M-1" Light Manufacturing
-  "M-2" Heavy Manufacturing
-  "MHP" Manufactured Home Park
-  "PUD" Planned Unit Development



1:13,500

VACANT LAND

Thirty-one (31%) percent of the land in the Township is taxed as vacant land, or void of a current structure or use. This section will break down where the vacant land is and how it is zoned as opposed to how it is taxed (See Map 3 & Figure 5).

Knowing how many acres is zoned for each district is good information to have to be able to merge the vacant land tax data with the zoning district to see just how much land is potentially available for future development, where it is located and having an understanding on how it can be used to determine if that's where the Township would like to see those types of development to go.

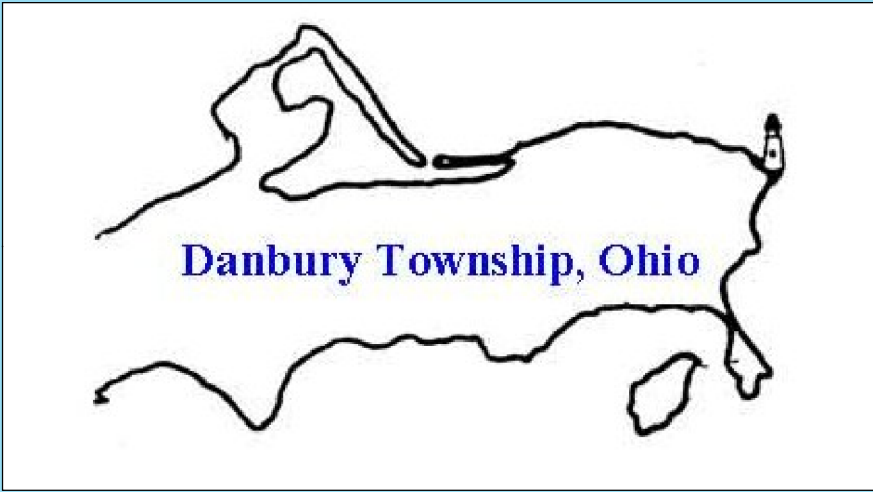
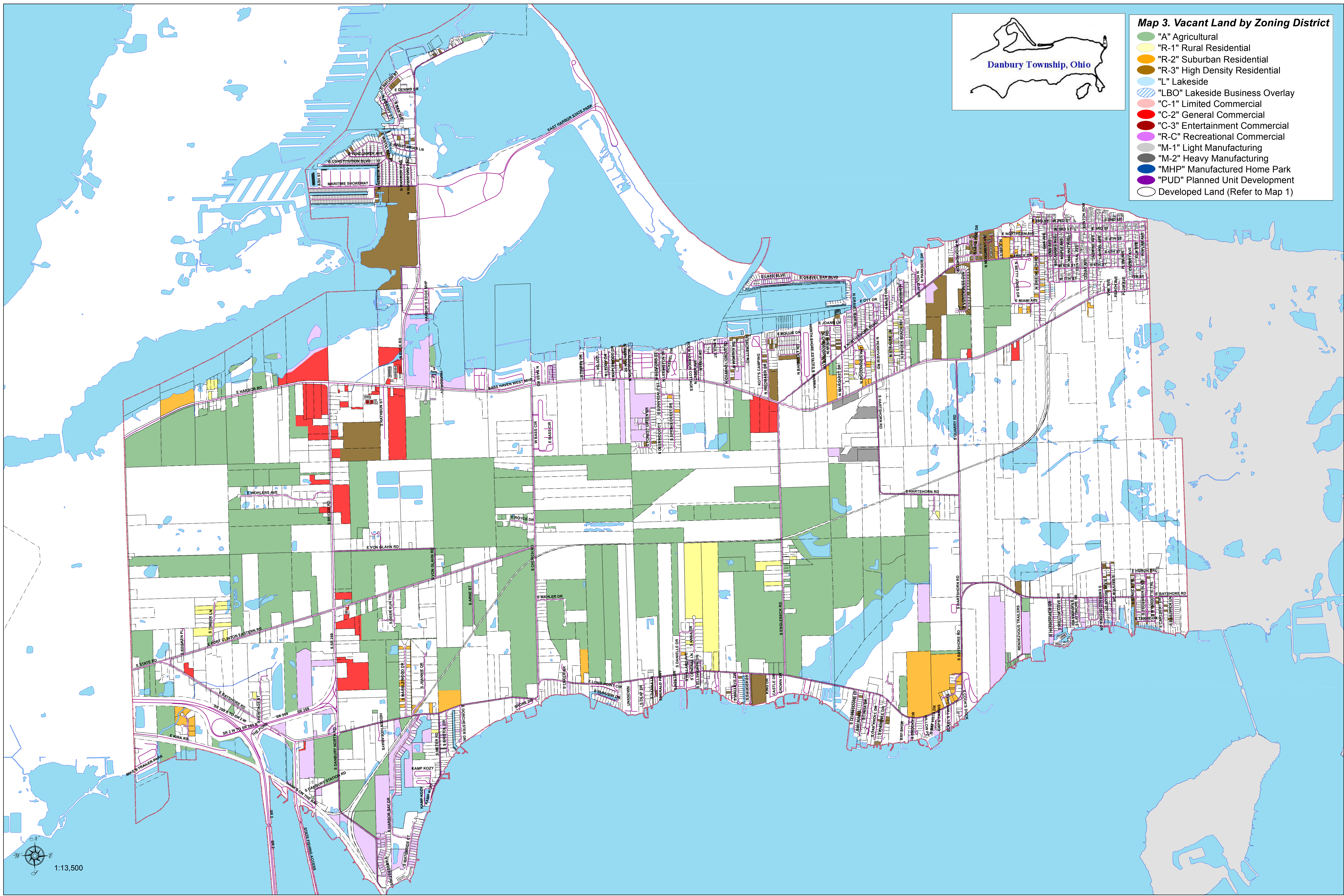
In reviewing Table 5, this data tells us that out of the 4,668 acres of the "A" Agricultural Zoning District, 1,906 acres is vacant. That's 41% of the Agricultural zoning district and 21% of the total land in the Township. Looking at some of the other zoning districts, 47% (95ac.) of the "R-1" Rural Residential 204 total zoned acres is vacant. The gross density of the three exclusive residential zoning districts, based on their underlying requirements can accommodate for 1,679 new homes. This is 1,259 more homes than what is projected to occur in the Township by the year 2040. The Township has 102 platted subdivisions. Of those, 67 still have lots available in them to be developed for a total of 448 home lots, which again, accommodates the projected growth of the Township. There are also 158 unbuilt condominium units that have been approved.

In order to maintain the current ratio of nonresidential acreage per resident, Danbury Township has to provide for only 121 acres of additional nonresidential land by 2040. According to the tax records the Township has 251 acres (2%) of vacant commercial land, but in reality, between the "C-1" General Commercial and the "R-C" Recreational Commercial Zoning Districts there is 532 acres of vacant land available for development, this is 27% of all commercial zoning or 6% of the whole Township.

Table 5: Acreage of Vacant Land by Zoning District

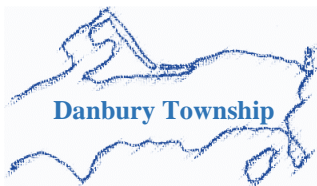
	Taxed Land Use		Taxed Vacant	% of Twp.	Zoning District Acreage		% of Twp.	Difference in Taxed vs. Zoned		Vacant Taxed Land by Zoning District		% of Vacant by Zoning District	% of Twp.
A	1,528	2,378	43%	4,668	50%		763	1,906	41%		21%		
	3,906												
R-1	1,033	251	13%	204	2%	13%	-89	95	47%	32%	1%		
R-2				379	4%			114	30%		1%		
R-3				612	7%			175	29%		2%		
	1,284				1,194				384				
L				167	2%	2%		4	2%	2%	0%		
LBO				23	0%			0	1%		0%		
C-1	754	215	10%	3	0%	21%	971	0	0%	27%	0%		
C-2				421	5%			170	40%		2%		
C-3				0	0%			0	0%		0%		
R-C				1,515	16%			362	24%		4%		
	968				1,939				532				
M-1	1,199	46	14%	4	0%	14%	8	0	0%	2%	0%		
M-2				1,250	14%			19	2%		0%		
	1,245				1,253				19			0%	
Exempt & Park	1,849		20%										
Total	9,245			9,245				2,845			31%		

Source: Merged Ottawa County Treasurer Tax Classifications & Danbury Township GIS & Zoning Map



Map 3. Vacant Land by Zoning District

- "A" Agricultural
- "R-1" Rural Residential
- "R-2" Suburban Residential
- "R-3" High Density Residential
- "L" Lakeside
- "LBO" Lakeside Business Overlay
- "C-1" Limited Commercial
- "C-2" General Commercial
- "C-3" Entertainment Commercial
- "R-C" Recreational Commercial
- "M-1" Light Manufacturing
- "M-2" Heavy Manufacturing
- "MHP" Manufactured Home Park
- "PUD" Planned Unit Development
- Developed Land (Refer to Map 1)



PUBLIC PARTICIPATION

COMMUNITY CHOICES

The following major public events were held as part of the planning process:

Table 6. Public Involvement

Event	Time
Community Choices Workshop	June 2017
Comment Period	July 2017
Draft Plan Open House	September 2017

All attendees at the Community Choices Event were 50-65+ years old. Most were permanent residents of the Township.

A comprehensive publicity outreach campaign was conducted to raise awareness of the public events. The goal was to ensure participation was diverse and a choice. The public outreach efforts included the following:

- 150 "Save the Date" postcards.
- 450 Flyers
- Bi-weekly updates from Township Trustee Meeting Overviews submitted and published in local newspapers.
- 12 Church congregations providing bulletin announcements.
- Multiple Press Releases.
- Facebook posts.
- Updates on the Township website.
- Electronic Message on school sign.

At the beginning of the planning process, two workshops were held in June 2017 to get general input from the public about the future of Danbury Township. Over 30 community members attended and participated in the public workshops held at the Danbury High School Auditorium.

Participants took part in two exercises. The first posed the question "What can be done to make Danbury Township the best it can be in the years to come?" Approximately 128 ideas were gathered and entered verbatim into a database, then categorized by element or topic. These responses are to update the goals in the plan and shape the objectives and strategies for each goal.

Table 7. Ideas for the Future

Category	Ideas	Percent*
Land Use	43	33.6%
Community Facilities & Services	25	19.5%
Transportation	22	17.2%
Economic Development	18	14.1%
Housing	11	8.6%
Other	6	4.7%
Utilities	3	2.3%

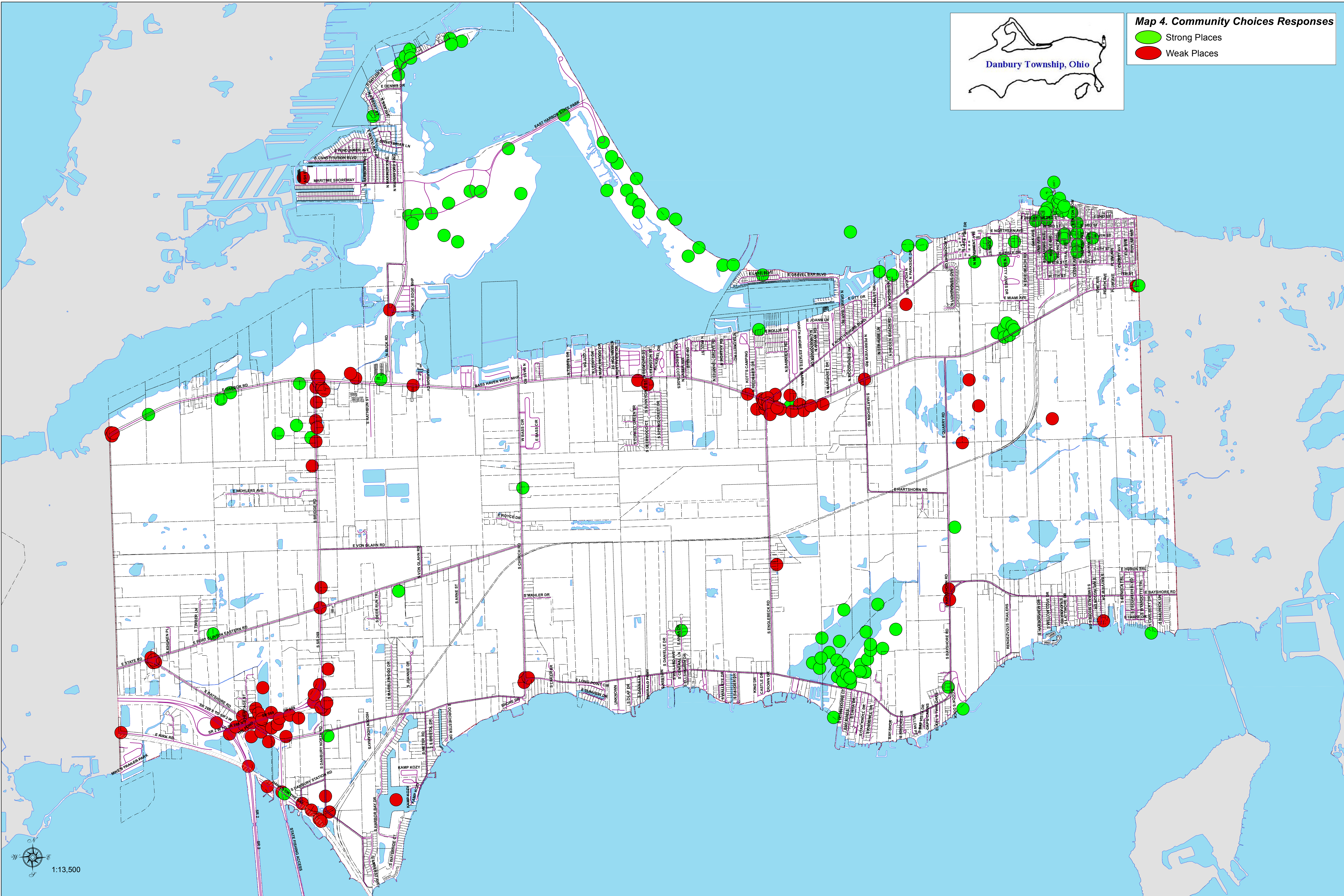
The second exercise, called *Strong Place/Weak Places* had participants identify on a map where the strong (green) and weak (red) places are in the community. Participants also described the qualities and characteristics of those places that makes them "like" or "dislike" the place identified.

Table 8 summarizes the Strong and Weak Places as depicted on the maps. The information from this exercise will be used in two different ways; the weak places will be looked at to prepare infill, redevelopment and reinvestment strategies; the strong places are areas to consider as recommendations are created to guide future growth that will reflect positively on the community.

Table 8. Strong and Weak Places Summary

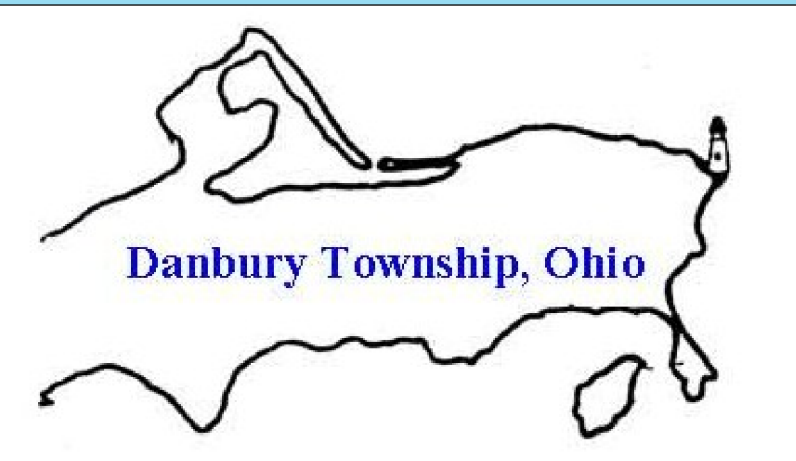
Strong Places		Weak Places	
32	East Harbor	28	Rte 2 & SR 269 Interchange
27	Meadowbrook Marsh	23	Englebeck & SR 163
21	Lakeside	8	S. Danbury/ Danbury Station Road area Lammers/ Sonny Beach
7	School	6	(Tie) SR 163 & SR 269 Intersection and SR 269 in General, E. State/ Bayshore/ Port Clinton Eastern Rd. Intersection
7	Township in General	5	Prehistoric Forest & Dry Dock

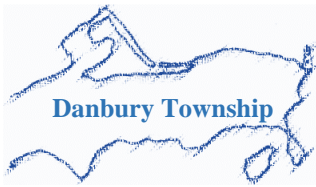
The most common characteristic terms used for the strong places were areas that had fishing, public access & trails available, were nice or well-maintained, included recreation and were safe. The most common characteristic terms used to describe the weak places were locations that were abandoned, dilapidated and an eyesore, they make a bad first impression, dangerous & confusing intersections and unwelcoming. All comments and results received from these exercises can be viewed in Appendix B.



Map 4. Community Choices Responses

- Strong Places
- Weak Places





DANBURY TOWNSHIP'S VISION

VISION STATEMENT

“Danbury Township will be an outstanding community, where the demand for quality and affordable growth is met, economic development and opportunity is enhanced, environmental quality and cultural heritage are maintained, and all of these objectives are balanced with protecting the property rights of landowners.”

GOALS, OBJECTIVES AND STRATEGIES

The plan is composed of policy layers to guide the future growth of the Township. The policy layers are as follows:

- **Goal** – A broad policy statement expressing a desired outcome in simple terms.
- **Objective** – A refinement of the goal necessary to give more detailed policy direction to strategies to implement the goal.
- **Strategy** – A strategy provides the detailed action steps, programs, projects or policies necessary to initiate and complete an objective.

Following the Community Choices Workshop, the Committee reviewed the old goals to see if they were still valid. Ultimately, the consensus of the Committee was that the old goals were too detailed and did not reflect what the community shared at the Workshop. The old Land Use Plan had no objectives or strategies in place on how to accomplish the goals of the plan, so this will be all new policy layers for this update. Possibly the most important feature of this Land Use Plan Update, is that the community member's comments **ARE** the strategies, reflecting how and what the people in this community would like the Township to do and focus on when guiding future growth. Below are the 5 goals, 12 objectives and 77 strategies formed from these comments received from the public. These are also available in a chart format in Appendix C.

LAND USE

Goal: Managed growth to preserve the Township's character, farmland and enhance natural areas.

Objective 1. Enhance and expand existing open space and recreational areas.

Strategies:

- LU 1.1. Create more public access to Lake Erie and Sandusky Bay thru walking trails, fishing piers or beaches.
- LU 1.2. Connect open space and natural areas when possible.
- LU 1.3. Market existing park facilities better.
- LU 1.4. Expand amenities within existing parks for families such as providing shuffleboards, outdoor board games or more playground equipment.
- LU 1.5. Promote continued acquisition of open space areas for recreational purposes and to remain as natural areas.
- LU 1.6. Support the efforts of local land trusts in concert with the Land Use Plan.
- LU 1.7. Support Ohio farmland preservation legislation in concert with the Land Use Plan.
- LU 1.8. Implement alternative cluster style subdivision development to encourage preservation of natural areas and farmlands as areas are developed.

Objective 2. Enhance neighborhood & commercial developments.

Strategies:

- LU 2.1. Enhance the Zoning Code to provide for increased buffering between commercial and residential uses.
- LU 2.2. Continue to keep properties clean and enforce property maintenance matters

- LU 2.3. Encourage small-scale (2,500s.f. or less) commercial retail establishments near neighborhoods to alleviate the need for vehicular travel.
- LU 2.4. Require trees, landscaping and sidewalks in future subdivisions and commercial properties.
- LU 2.5. Encourage connections among neighborhoods via roads, sidewalks and multi-use paths.

Objective 3. Manage growth.

Strategies:

- LU 3.1. Ensure land served by public infrastructure is available to accommodate future economic growth.
- LU 3.2. Support new mixed-use developments that combine retail, offices and housing.
- LU 3.3. Recruit appropriate light industrial development.
- LU 3.4. Implement cluster style development to encourage preservation of natural areas, wetlands and farmlands as areas are developed.
- LU 3.5. Preserve the natural transitions from rural to commercial at the gateways to the Township and beautify major corridors.
- LU 3.6. Be selective on types of development along SR 269.
- LU 3.7. Partnership with the Quarry and develop a plan on how it can be used for either recreation or development.
- LU 3.8. Integrate the Land Use Plan into the Township's daily business.
- LU 3.9. Adopt an annual capital improvement program (CIP) in line with the Land Use Plan.
- LU 3.10. Continue to work with the Village of Marblehead, Portage Township, and Ottawa County on land use issues along jurisdiction lines.
- LU 3.11. Focus future efforts on infill development and redevelopment of existing sites and not physical expansion of the commercial district.

COMMUNITY FACILITIES & SERVICES

Goal: Excellent schools and community facilities and services including cultural, environmental and recreational facilities, safety and social services and programs for all residents and visitors.

Objective 1. Improve facilities.

Strategies:

- CF 1.1. Construct a year-round Community Recreation Center or explore joint recreational programming with other community entities.
- CF 1.2. Promote existing park facilities better.
- CF 1.3. Expand amenities within existing parks for families such as providing shuffleboards, outdoor board games or more playground equipment.
- CF 1.4. Expand existing multi-purpose trails within existing parks.
- CF 1.5. Diversify types of recreation for all ages.
- CF 1.6. Provide additional water access to Sandusky Bay and Lake Erie.
- CF 1.7. Create a Parks and Recreation Master Plan.

Objective 2. Support Education and Cultural Activities.

Strategies:

- CF 2.1. Provide more education opportunities for aging seniors.
- CF 2.2. Create partnership with Lakeside to encourage residents outside the gates of Lakeside to attend their education series and lectures.
- CF 2.3. Hold summer series events in the parks such as music or movies.
- CF 2.4. Support partnerships between the Township and Danbury Local School District to continue sharing and/or consolidating facility services.
- CF 2.5. Initiate an effort to educate the community on the roles and functions of local government.

TRANSPORTATION

Goal: A quality transportation system with alternative forms of transportation, improved infrastructure, adequate parking, bikeways, and efficient traffic management.

Objective 1. Facilitate the flow of traffic in and around the Township.

Strategies:

- T 1.1. Improve connectivity between areas within the Township.
- T 1.2. Improve the design and function of existing intersections.
- T 1.3. Explore changes to traffic control devices and signage where appropriate (i.e., changing signs to lights and visa-versa).
- T 1.4. Control and lower the speed of traffic.
- T 1.5. Create welcoming gateways into the community.
- T 1.6. Consolidate, when possible, and reduce additional curb cuts on 269, 163 & North Shore Blvd.
- T 1.7. Route marina boat traffic during the week instead of weekends.
- T 1.8. Require new large-scale developments to pay for independent traffic impact studies.
- T 1.9. Enforce existing traffic laws relative to passing on the right.
- T 1.10. Utilize traffic calming devices to ensure safe travel.
- T 1.11. Encourage the completion of missing road segments as property is developed or redeveloped.
- T 1.12. Adopt access management guidelines or work with ODOT to consolidate multiple access points/curb cuts and redesign poorly designed access points along SR 163 & SR 269 corridor.
- T 1.13. Require greater off-street parking setbacks from public roadways to ensure adequate visibility.

Objective 2. Promote alternative modes of transportation.

Strategies:

- T 2.1. Create connections between subdivisions and destinations to improve mobility, promoting a wider pedestrian and bicycle network throughout Danbury.
- T 2.2. Explore creating a cross-peninsula boat channel connecting East Harbor or Lake Erie with Sandusky Bay.
- T 2.3. Expand existing multi-purpose trails within existing parks
- T 2.4. Offer bike rentals in existing parks.
- T 2.5. Provide multi-purpose trails or bike lanes along Township roadways.
- T 2.6. Create standards and encourage all new and existing commercial and public facilities to provide bike facilities (racks, shelters).
- T 2.7. Create traffic calming devices designed to enhance and accommodate pedestrians and bicyclists.

ECONOMIC DEVELOPMENT

Goal: Promote diverse businesses, attract residents, local services and year-round, full-time employment opportunities.

Objective 1. Improve economic opportunities for residents.

Strategies:

- ED 1.1. Attract year-round businesses that can offer full-time jobs for the labor force-aged residents.
- ED 1.2. Encourage light industrial development.
- ED 1.3. Diversify employment sectors so as not to be dependent on just a few industry types.
- ED 1.4. Consider developing focused economic development and redevelopment incentives such as tax credits, site development and redevelopment assistance to promote redevelopment.
- ED 1.5. Promote job-opportunity and training service and businesses with training space through regularly sponsored events by the local Chambers and OCIC.

Objective 2. Retain and expand existing businesses.

Strategies:

- ED 2.1. Understand the changing tourism attractions and economy and ensure zoning allows for new uses.
- ED 2.2. Expand near existing tourism attractions and locations.
- ED 2.3. Support existing businesses looking to expand or relocate within the Township.
- ED 2.4. Encourage light manufacturing or production in commercial zones that omit little to no noise or emissions.
- ED 2.5. Work with the Ottawa County Improvement Corporation (OCIC) in the retention and expansion of businesses as well as encourage infill development.
- ED 2.6. Partner with businesses to identify key local business concerns that the Township may have the control to correct or improve.

HOUSING

Goal: Diverse and affordable housing options for the entire population.

Objective 1. Improve housing conditions and property maintenance.

Strategies:

- H 1.1. Enhance the community's building character by creating an Architectural Design Review Board or establish an architectural theme for the Township for more unified developments.
- H 1.2. Be more proactive on the removal of abandoned, unfinished and dilapidated structures.
- H 1.3. Explore possibility of Property Maintenance Code to enforce the condition of homes.
- H 1.4. Adopt low-impact conservation development standards.

Objective 2. Expand housing options and homeownership.

Strategies:

- H 2.1. Encourage residential housing that is quality and affordable for \$100,000 or less.
- H 2.2. Encourage planned neighborhoods that include a mix of multi-family, single-family and supporting retail.
- H 2.3. Update development regulations to allow for a variety of housing types in new developments.

Objective 3. Expand senior housing options.

Strategies:

- H 3.1. Promote an affordable Senior Living Community.
- H 3.2. Senior Living Community housing that provides quality care and a Step-up Strategy.
- H 3.3. Encourage more in-home services to allow seniors to age-in-place.

CHARACTER AREA MAP

A series of maps were created as part of developing the Character Area Map, including merging the maps previously shared in this document. Character Areas are existing areas within the Township that have specific elements that define part of the physical environment. The characteristics used include: lot size, lot coverage, land use, density, street pattern and connectivity and building design. Identification of character areas illustrates how the Township has developed over time and how the development pattern changes. Nine character areas were identified which collectively make up the Township. These areas include

- Corridors & Commercial – Primarily along SR 269 & SR 163, large scale & neighborhood commercial, office and storage developments.
- Neighborhood 1 – High Density
- Neighborhood 2 – Medium Density
- Neighborhood 3 – Low Density
- Recreational & Marine – Waterfront & recreational activities catering to tourism.
- Lakeside – Lakeside Chautauqua buildings, facilities & open spaces.
- Rural Development – Agricultural related activities.
- Parks & Conservation – Federal, State, Local parks and school facilities
- Industrial – Predominantly quarry land and other light & heavy industrial businesses.

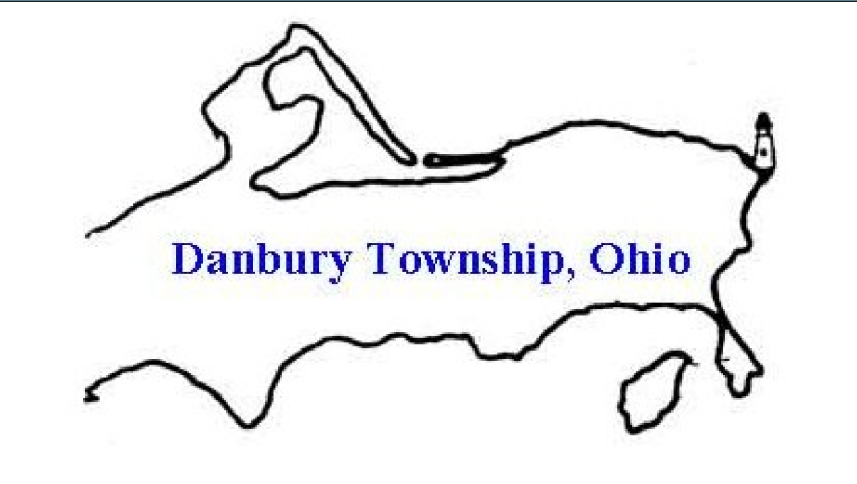
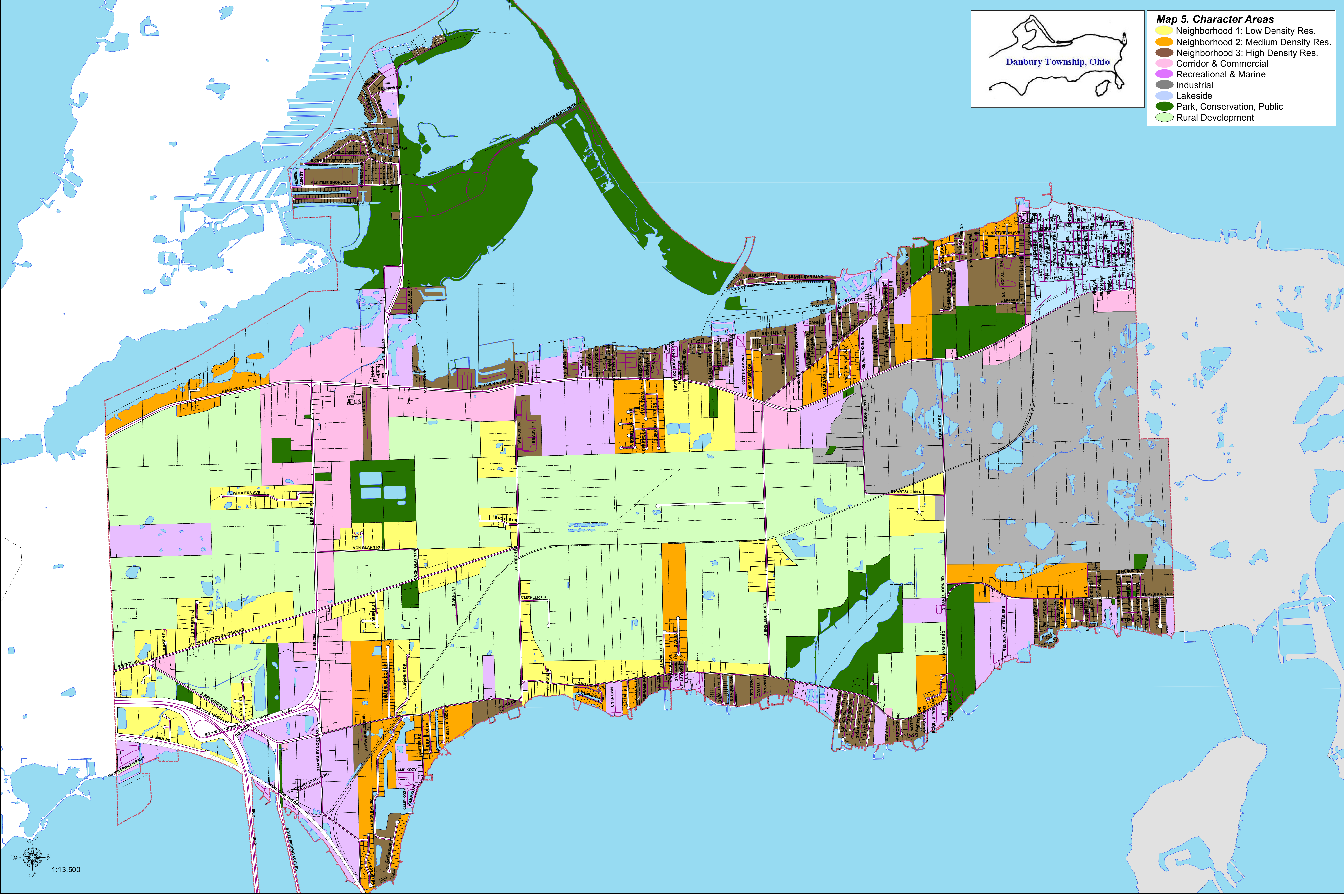
The purpose of the Character Area Map is to help guide future growth in each character area. If & when these areas are developed, or in some cases redeveloped, they should reflect the design elements and land use pattern for that character area. A corresponding matrix describing the location, total land area, existing conditions and existing uses of each character area is listed in Matrix 1.

Matrix 1. Character Area Descriptions

Character Areas	Location	Character Area Descriptions									
		Land Area		Existing Conditions	Uses						
		Total	Developable		SF	TF	MF	Civic	Neigh.C	LargeSC	IND
Corridor & Commercial	The corridor zone exists primarily along SR 163 & SR 269.	712	400	This area is generally made up of non-residential uses (i.e. Commercial, Storage, Offices). The roadway is not pedestrian friendly due to the scale (i.e. width, lack of sidewalks, speed, setbacks, curb-cuts) of the street, large parking lots and public utility poles create many conflict areas for pedestrians or bicyclists.				✓	✓	✓	
Neighborhood 1	High Density Residential Areas	955	130	This area is typified by urban development consisting of detached single-family homes on smaller lots which may also include some multi-family and mixed-use type development. Typically narrow streets, some alley use, walkable and compact neighborhoods.	✓	✓	✓	✓	✓		
Neighborhood 2	Medium Density Residential Areas	700	367	This area is walkable within its parameters, streets are a little wider and lots are larger, not as compact and less connected to other neighborhoods, but still some interconnectivity. Structures are separated more as well.	✓	✓	✓				
Neighborhood 3	Low Density Residential Areas	762	261	This area is consists of newer developments within the Township. Lot sizes are large, not as consistant and may contain irregular lots. No connectivity to other neighborhoods, reliant on vehicular use and typically one way in and out.	✓	✓					
Recreational & Marine	Waterfront & Recreational Businesses	965	313	This area consists of developments that cater to recreation, camping, water recreation and tourism within the Township. Typified with campgrounds, boating activities, fishing and marine services.	✓	✓	✓	✓	✓		
Lakeside	Gates of Lakeside	190.5	4.5	Lakeside Chautauqua accounts for a significant portion of land use within the Township. It is characterized by a well defined bounday, pedestrian environment supported by a mix of uses, activities, parks, and public areas.	✓	✓	✓	✓	✓		
Rural Development	Agricultural Farmland	2,695	1,546	Areas that are low density and in general typify a rural use such as agriculture or related industry and should be conserved or protected as much as possible.	✓			✓	✓		
Park & Conservation	Parks & Natural Areas	1,849		Park & Conservation areas including public areas such as Federal, State, Local lands and schools.				✓			
Industrial	Light & Heavy Industrial Areas	1,211	17	This area consists primarily of quarry land with other miscellaneous light& heavy manufacturing business operations near the quarry.				✓		✓	✓

LEGEND

SF	Single-Family	NC	Neighborhood Commercial
TF	Two-Family	LSC	Large-Scale Commercial
MF	Multi-Family	IND	Industrial/ Manufacturing
Civic	Public Land or Facilities		



- Map 5. Character Areas**
- Neighborhood 1: Low Density Res.
 - Neighborhood 2: Medium Density Res.
 - Neighborhood 3: High Density Res.
 - Corridor & Commercial
 - Recreational & Marine
 - Industrial
 - Lakeside
 - Park, Conservation, Public
 - Rural Development

DEVELOPING THE LAND USE MAP

Danbury Township has choices relative to how it will grow in the future. These choices and aspirations are expressed in the Goals, Objectives and Strategy policies. The map described in this section is referred to as the Land Use Map and illustrates in graphic form how neighborhoods, districts and corridors should be developed and or redeveloped. The key maps used in developing this map were the “Weak Places” map created by the public at the Community Choices workshop, Vacant Taxed Land Map and the Character Area Map. This collection of maps together with the Goals, Objectives and Strategy policies formed the foundation for the Land Use Map.

Both the Character Area Map above and this Land Use Map with their corresponding matrices, the goals, objectives and strategies should be used when considering future development and improvements within the Township. Parcels in their respective character area color that are undeveloped are carried over and shown in the Land Use Map. These parcels should reflect the design elements and land use patterns for the area they are located.

There were a number of comments shared regarding the image of the Township at the entrances into the Township and ways to improve this. Also, a number of comments were made about poor intersections, confusing interchanges and overall lack of streetscape appeal along major corridors. These areas are identified on the Land Use Map as “Corridor Enhancement” focus areas. “Neighborhood Enhancement” areas are identifying neighborhoods where dated or property maintenance concerns are arising and need attention. “Park Expansion” areas are general locations to provide better connectivity to or from existing parks to other parts or neighborhoods of the Township, expansion of these areas, or areas that may afford opportunity for additional public beach and water access. Other types of development in these areas should be looked at on how they may be able to accommodate that connectivity.

Comments from the public also focused on improving the job market. The Land Use Map calls out three potential areas for this to take place identified as “Economic Development Expansion” areas. These are areas where sewer and water and other public utilities are readily available, could assist in the Corridor Enhancement but primarily are ripe in the ability to provide ample space for viable, job-producing structures and developments. This could include low-impact light industrial uses, offices or commercial. Many comments heard from the public were that they want an architectural theme out of these developments and not warehouse-styled buildings.

While housing is one of the policies addressed in the Goals, Objectives and Strategies, residential expansion areas are not specifically shown on the Land Use Plan. This is in part due to the fact that there is ample space in and around existing neighborhoods to promote infill development based upon the population projections.

Simultaneously with the development of this Plan, Lakeside has been creating their own Master Plan. It is the intention herein that this Plan fully incorporates the policies and ideas adopted by Lakeside for improvements within and around the Chautauqua boundaries.

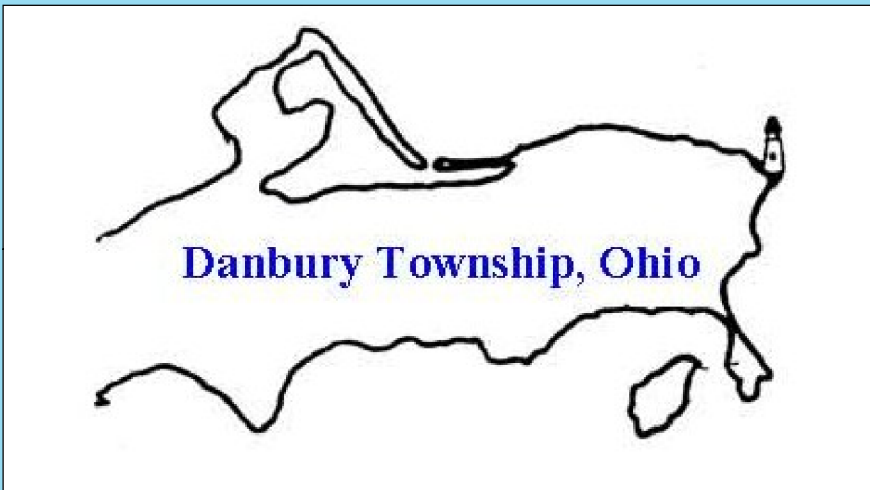
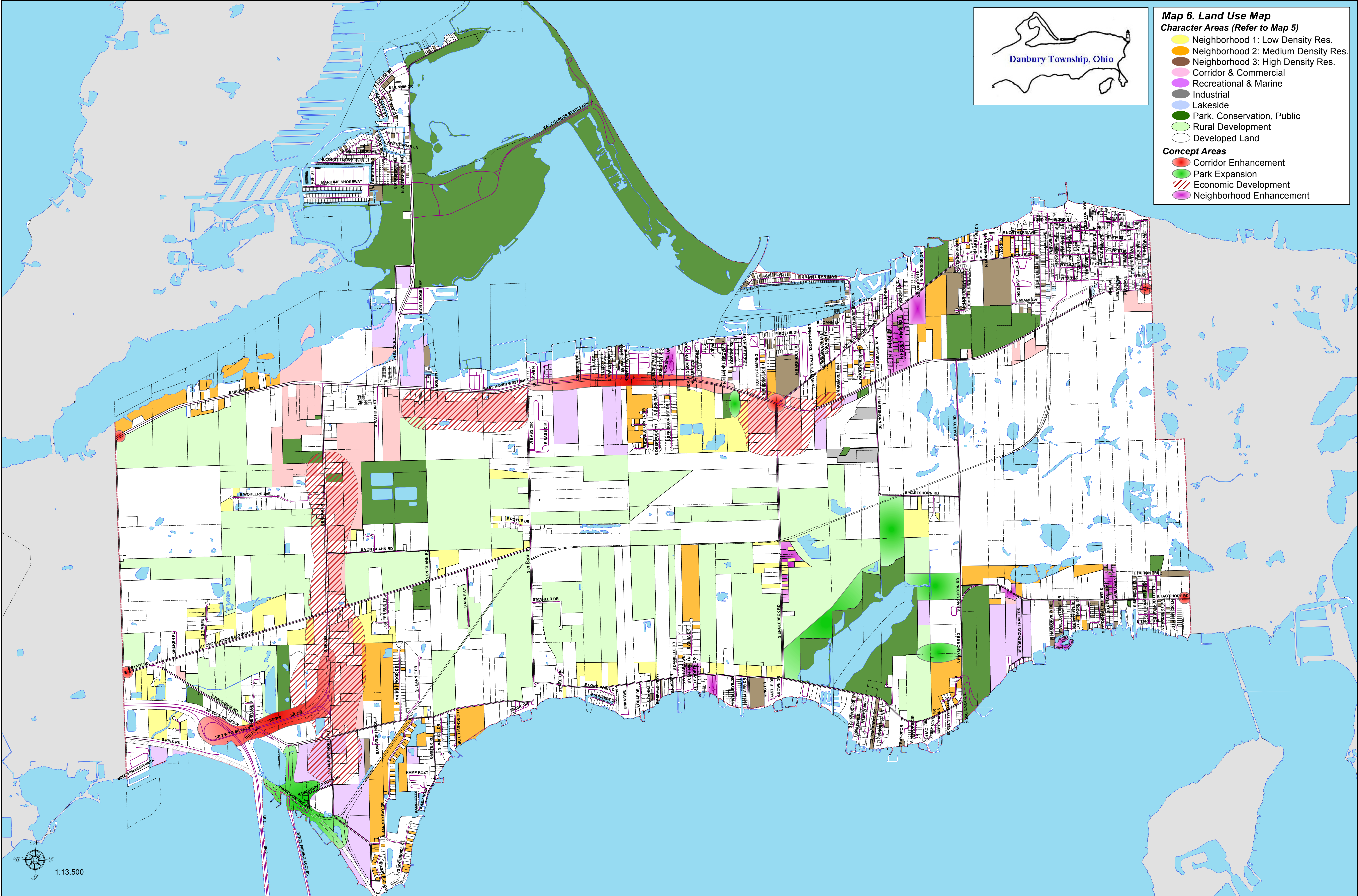
The boundaries to all these classifications should not be viewed as a hard line stopping or starting point, but more as a generality that can cross property lines or extend further than depicted if it makes good planning sense. All decisions affecting Danbury Township’s future should be aligned with the intent of the policies within this document.

Matrix 2. Land Use Descriptions

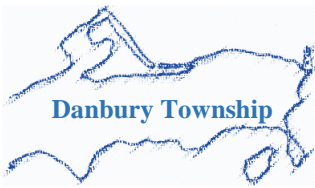
Concept Areas	Land Use Descriptions									
	Location	Land Area	Development Intent	Preferred Uses						
				SF	TF	MF	CIVIC	NC	LSC	IND
Corridor Enhancement	Entrances to Township	131	Enhance landscaping, signage and access to improve the local image at the gateways & Major thoroughfares into the Township.	✓	✓	✓	✓	✓	✓	✓
Neighborhood Enhancement	Various Neighborhoods	75	Enhance existing neighborhoods which includes maintenance of properties, but also allows expansion of or improvements that reflect the traditional neighborhood characteristics and encourages neighborhood retail.	✓	✓	✓		✓		
Park Expansion	Danbury Station Road, Meadowbrook Marsh, Township Properties	163	Promote connectivity from Meadowbrook Marsh to other parts of the Township. Encourage more waterfront access for passive and active recreational uses to be expanded near the Old Bay Bridge.				✓			
Economic Expansion Area	SR 269, Northshore & SR 163	506	Develop new office or light industrial areas but also integrate commercial and residential uses. Development in these area should be job producing. Development should share access as much as possible and be designed to establish a common architectural theme while respecting the rural nature of the area.				✓		✓	✓

LEGEND

SF	Single-Family	NC	Neighborhood Commercial
TF	Two-Family	LSC	Large-Scale Commercial
MF	Multi-Family	IND	Industrial/ Manufacturing



- Map 6. Land Use Map**
Character Areas (Refer to Map 5)
- Neighborhood 1: Low Density Res.
 - Neighborhood 2: Medium Density Res.
 - Neighborhood 3: High Density Res.
 - Corridor & Commercial
 - Recreational & Marine
 - Industrial
 - Lakeside
 - Park, Conservation, Public
 - Rural Development
 - Developed Land
- Concept Areas**
- Corridor Enhancement
 - Park Expansion
 - Economic Development
 - Neighborhood Enhancement



IMPLEMENTATION

The Land Use Plan is meant to be a working documents that results in enhancements to the Danbury Township community. In a sense, the Plan presents a “blueprint” for action that provides direction and assists decision makers with short and long-range choices.

Implementation will involve a host of Township departments, Boards and Commissions, non-profits, businesses and residents. It will also require participation of Lakeside, Danbury Schools, The Village of Marblehead, Portage Township, Ottawa County agencies, and the State. In preparations of this Plan, many goals, objectives and strategies are recommended that consist of mutual interest across jurisdiction lines that will require collaboration and cooperation to improve the quality of life for residents and visitors of the Danbury Township peninsula.

PLAN MANAGEMENT

The Land Use Plan should be monitored on a regular basis and when necessary, revised or updated. This section outlines the guidance for monitoring the Plan’s effectiveness and maintaining relevancy.

1. **Monitoring the Plan.**

The Land Use Plan should be monitored for implementation effectiveness and relevancy. This should happen on a formal basis no less than once per year.

2. **Updating the Plan.**

A major update of the Plan should be scheduled every 10 years. Minor updates should occur every 5 years. Key milestones may be reached which necessitate an update sooner than a 5-yr. cycle. Those milestones could include a major road improvement, or expansion of public utilities. Such milestones should be considered by the Zoning Commission and Trustees on a case-by-case basis.

There may be circumstances that warrant a formal amendment of the Plan. Amendments to the Plan should only be made with careful consideration and compelling justification.

HOW TO USE THE PLAN

The Plan is intended to be used on a daily basis as public & private decisions are made concerning development, redevelopment, capital improvements, and economic incentives and other matters affecting the Township. The following is a summary of how decisions and processes should align with the goals and strategies of the Plan.

1. **Annual Work Programs and Budgets**

Individual Township departments and administrators should be cognizant of the recommendations of the Plan when preparing annual work programs and budgets.

2. **Development Approvals**

Administrative and legislative approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing the Land Use Plan. Decisions by the Regional Planning Commission, Zoning Commission, Board of Zoning Appeals, and Board of Trustees should reference relevant Land Use Plan polices and recommendations. The zoning code should be updated in response to regulatory strategies presented in the Plan.

3. **Capital Improvement Plan**

An annual, five-year and ten-year Capital Improvement Plan (CIP) should be prepared consistent with the Land Use Plan’s policy and infrastructure recommendations. New improvements that are not reflected in the Plan, which could dramatically impact the Plan’s land use recommendations, should necessitate a minor update to the Plan.

4. **Economic Incentives**

Economic incentives should be reviewed between OCIC and the Trustees to ensure consistency with the recommendations of the Land Use Plan.

5. **Private Development Decisions**

Property Owners and developers should consider the goals and strategies of the Land Use Plan in their land planning and investment decisions. Public decision makers will be using the Plan as a guide in their development deliberations such as zoning matters and infrastructure requests. Property owners and developers should be cognizant of and compliment the Plan's recommendations.

6. **Consistent Interpretation**

The Board of Trustees and Zoning Commission should collaborate with Zoning Staff to ensure clear and consistent interpretation of major items in the Plan.

SUMMARY OF STRATEGIES

The following, Matrix 3, summarizes the objective and strategies of all the elements. The matrix is organized by element and indicates the desirable timeframe for completion. The timeframes are defined by the following:

Immediate:	by February of 2019
Short Term:	2019-2021
Mid Term:	2021-2023
Long Term:	2023-2025

IMPLEMENTATION

Policy/Strategy: Action:		Time Frame:	Responsibility:
Land Use: <i>Managed growth to preserve the Township's character, farmland and enhance natural areas.</i>			
1. Enhance and expand existing open space and recreational areas.			
LU 1.1	Create more public access to Lake Erie and Sandusky Bay thru walking trails, fishing piers or beaches.	Mid Term & Long Term	Trustees, ODNR, Service Dept., & Conservancy Groups
LU 1.2	Connect open space and natural areas when possible.	Short Term & Ongoing	Trustees, Service & Zoning Dept., & Zoning Commission
LU 1.3	Market existing park facilities better.	Immediate & Ongoing	Trustees, Service & Zoning Dept., & Zoning Commission
LU 1.4	Expand amenities within existing parks for families such as providing shuffleboards, outdoor board games or more playground equipment.	Short Term & Mid Term	Trustees & Service Dept.
LU 1.5	Promote continued acquisition of open space areas for recreational purposes and to remain as natural areas.	Ongoing	Trustees, Service Dept., Conservancy Groups, & County Commissioners & Regional Planning Commission.
LU 1.6	Support the efforts of local land trusts in concert with the Land Use Plan.	Short Term & Ongoing	Trustees, County, Coalition of Ohio Land Trusts, & Property Owners
LU 1.7	Support Ohio farmland preservation legislation in concert with the Land Use Plan.	Short Term & Ongoing	Trustees & Ohio Dept. of Agriculture
LU 1.8	Implement alternative cluster style subdivision development to encourage preservation of natural areas and farmlands as areas are developed.	Immediate & Short Term	Zoning Dept., Regional Planning, & Trustees
2. Enhance neighborhood and commercial developments.			
LU 2.1	Enhance the Zoning Code to provide for increased buffering between commercial and residential uses.	Short Term	Regional Planning, Zoning Commission, Zoning Dept. & Trustees
LU 2.2	Continue to keep properties clean and enforce property maintenance matters.	Immediate & Ongoing	Zoning Dept., Trustees & Property Owners
LU 2.3	Encourage small-scale (2,500s.f. or less) commercial retail establishments near neighborhoods to alleviate the need for vehicular travel.	Short Term	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
LU 2.4	Require trees, landscaping and sidewalks in future subdivisions and commercial properties.	Short Term	Regional Planning, Zoning Commission, Zoning Department, & Trustees
LU 2.5	Encourage connections among neighborhoods via roads, sidewalks and multi-use paths.	Short Term & Ongoing	Regional Planning, County Engineer, Zoning Commission, Zoning Dept., & Trustees
3. Manage Growth.			
LU 3.1	Ensure land served by public infrastructure is available to accommodate future economic growth.	Short Term & Ongoing	Regional Planning, County Engineer, County Sanitary Engineer, Zoning Commission, Zoning Dept., & Trustees
LU 3.2	Support new mixed-use developments that combine retail, offices and housing.	Short Term, Long Term & Ongoing	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
LU 3.3	Recruit appropriate light industrial development.	Short Term & Ongoing	Trustees, OCIC, & Chamber of Commerce
LU 3.4	Implement cluster style development to encourage preservation of natural areas, wetlands and farmlands as areas are developed.	Immediate & Short Term	Ottawa County Regional Planning, Zoning Commission, Zoning Dept., & Trustees

IMPLEMENTATION

Policy/Strategy:	Action:	Time Frame:	Responsibility:
LU 3.5	Preserve the natural transitions from rural to commercial at the gateways to the Township and beautify major corridors.	Short Term & Ongoing	Zoning Dept., Zoning Commission, & Trustees
LU 3.6	Be selective on types of development along SR 269.	Immediate & Ongoing	Zoning Dept., Zoning Commission & Trustees
LU 3.7	Partnership with the Quarry and develop a plan on how it can be used for either recreation or development.	Mid Term & Long Term	Trustees & LaFarge
LU 3.8	Integrate the Land Use Plan into the Township's daily business.	Immediate & Ongoing	Trustees, All Twp. Departments, Zoning Boards & Commissions
LU 3.9	Adopt an annual capital improvement program (CIP) in line with the Land Use Plan.	Immediate & Ongoing	Trustees & All Twp. Departments
LU 3.10	Continue to work with the Village of Marblehead, Portage Township, and Ottawa County on land use issues along jurisdiction lines.	Immediate & Ongoing	Trustees, Village Council, Regional Planning, & Zoning Boards & Commissions
LU 3.11	Focus future efforts on infill development and redevelopment of existing sites and not physical expansion of the commercial district.	Short Term & Ongoing	Zoning Dept., Zoning Commission & Trustees
Community Facilities & Services: <i>Excellent schools and community facilities and services including cultural, environmental and recreational facilities, safety and social services and programs for all residents and visitors.</i>			
1. Improve Facilities.			
CF 1.1	Construct a year-round Community Recreation Center or explore joint recreational programming with other community entities.	Mid Term & Long Term	Trustees, Service Dept., County Commissioners, Lakeside, Danbury Schools
CF 1.2	Promote existing park facilities better.	Immediate & Ongoing	Trustees & Service Dept.
CF 1.3	Expand amenities within existing parks for families such as providing shuffleboards, outdoor board games or more playground equipment.	Immediate & Short Term	Trustees & Service Dept.
CF 1.4	Expand existing multi-purpose trails within existing parks.	Short Term & Ongoing	Trustees & Service Dept.
CF 1.5	Diversify types of recreation for all ages.	Short Term & Ongoing	Trustees & Service Dept.
CF 1.6	Provide additional water access to Sandusky Bay and Lake Erie.	Mid Term & Long Term	Trustees, Service Dept., County Commissioners, ODNR & Army Corps of Engineers
CF 1.7	Create a Parks and Recreation Master Plan.	Short Term	Trustees, Service Dept. & Zoning Dept.
2. Support Education and Cultural Activities.			
CF 2.1	Provide more education opportunities for aging seniors.	Short Term & Ongoing	Trustees, Danbury Schools, Lakeside, Ottawa County Senior Resources
CF 2.2	Create partnership with Lakeside to encourage residents outside the gates of Lakeside to attend their education series and lectures.	Immediate & Ongoing	Trustees & Lakeside
CF 2.3	Hold summer series events in the parks such as music or movies.	Short Term	Trustees & Service Dept.
CF 2.4	Support partnerships between the Township and Danbury Local School District to continue sharing and/or consolidating facility services.	Immediate & Ongoing	Trustees & Danbury Schools
CF 2.5	Initiate an effort to educate the community on the roles and functions of local government.	Immediate & Ongoing	Trustees & All Twp. Departments

IMPLEMENTATION

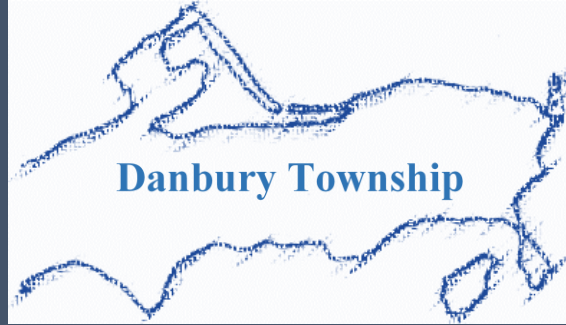
Policy/Strategy:	Action:	Time Frame:	Responsibility:
Transportation: <i>A quality transportation system with alternative forms of transportation, improved infrastructure, adequate parking, bikeways, and efficient traffic management.</i>			
1. Facilitate the flow of traffic in and around the Township.			
T 1.1	Improve connectivity between areas within the Township.	Short Term & Ongoing	Ottawa County Engineer, Service Dept., Regional Planning, Zoning Department, Zoning Commission, & Trustees
T 1.2	Improve the design and function of existing intersections.	Mid Term & Long Term	Ottawa County Engineer, Service Dept., Trustees, & ODOT
T 1.3	Explore changes to traffic control devices and signage where appropriate (i.e., changing signs to lights and visa-versa).	Short Term	Ottawa County Engineer, Service Dept., Trustees, & ODOT
T 1.4	Control and lower the speed of traffic.	Short Term	Ottawa County Engineer, County Commissioners, Service Dept., Trustees, & ODOT
T 1.5	Create welcoming gateways into the community.	Immediate & Short Term	Ottawa County Engineer, Service Dept., Trustees, & ODOT
T 1.6	Consolidate, when possible, and reduce additional curb cuts on 269, 163 & North Shore Blvd.	Short Term & Mid Term	Ottawa County Engineer, Service Dept., Zoning Dept., Trustees, & ODOT
T 1.7	Route marina boat traffic during the week instead of weekends.	Immediate & Ongoing	Trustees, Police Dept., Marina Operators
T 1.8	Require new large-scale developments to pay for independent traffic impact studies.	Short Term & Ongoing	Ottawa County Engineer, ODOT, Trustees, Regional Planning & Zoning Dept.
T 1.9	Enforce existing traffic laws relative to passing on the right.	Immediate & Ongoing	Police Department
T 1.10	Utilize traffic calming devices to ensure safe travel.	Mid Term & Long Term	Ottawa County Engineer, Service Dept., Trustees, & ODOT
T 1.11	Encourage the completion of missing road segments as property is developed or redeveloped.	Ongoing	Ottawa County Engineer, Service Dept., Regional Planning, Zoning Department, Zoning Commission, & Trustees
T 1.12	Adopt access management guidelines or work with ODOT to consolidate multiple access points/curb cuts and redesign poorly designed access points along SR 163 & SR 269 corridor.	Immediate & Short Term	Ottawa County Engineer, Service Dept., ODOT, Regional Planning, Zoning Department, Zoning Commission, & Trustees
T 1.13	Require greater off-street parking setbacks from public roadways to ensure adequate visibility.	Immediate & Short Term	Regional Planning, Zoning Department, Zoning Commission, & Trustees
2. Promote alternative modes of transportation.			
T 2.1	Create connections between subdivisions and destinations to improve mobility, promoting a wider pedestrian and bicycle network throughout Danbury.	Short Term & Ongoing	Regional Planning, County Engineer, Zoning Commission, Zoning Dept., & Trustees
T 2.2	Explore creating a cross-peninsula boat channel connecting East Harbor or Lake Erie with Sandusky Bay.	Long Term	Trustees, Regional Planning, Zoning Dept., ODNR, Army Corps of Engineers, Developers
T 2.3	Expand existing multi-purpose trails within existing parks.	Short Term & Ongoing	Trustees & Service Dept.
T 2.4	Offer bike rentals in existing parks.	Short Term	Trustees & Service Dept.
T 2.5	Provide multi-purpose trails or bike lanes along Township roadways.	Short Term & Ongoing	Trustees & Service Dept.

IMPLEMENTATION

Policy/Strategy:	Action:	Time Frame:	Responsibility:
T 2.6	Create standards and encourage all new and existing commercial and public facilities to provide bike facilities (racks, shelters).	Immediate & Short Term	Regional Planning, Zoning Department, Zoning Commission, & Trustees
T 2.7	Create traffic calming devices designed to enhance and accommodate pedestrians and bicyclists.	Mid Term & Long Term	Ottawa County Engineer, Service Dept., Trustees, & ODOT
Economic Development: <i>Promote diverse businesses, attract residents, local services and year-round, full-time employment opportunities.</i>			
1. Improve economic opportunities for residents.			
ED 1.1	Attract year-round businesses that can offer full-time jobs for the labor force-aged residents.	Immediate & Ongoing	Trustees, OCIC, & Chamber of Commerce
ED 1.2	Encourage light industrial development.	Immediate & Ongoing	Trustees, OCIC, & Chamber of Commerce, Regional Planning, Zoning Commission, & Zoning Dept.
ED 1.3	Diversify employment sectors so as not to be dependent on just a few industry types.	Short Term & Ongoing	Trustees, OCIC, & Chamber of Commerce & Zoning Commission
ED 1.4	Consider developing focused economic development and redevelopment incentives such as tax credits, site development and redevelopment assistance to promote redevelopment.	Short Term	Trustees, OCIC, & Chamber of Commerce
ED 1.5	Promote job-opportunity and training service and businesses with training space through regularly sponsored events by the local Chambers and OCIC.	Short Term & Ongoing	Trustees, OCIC, & Chamber of Commerce, Danbury Schools, Ohio Means Jobs
2. Retain and expand existing businesses.			
ED 2.1	Understand the changing tourism attractions and economy and ensure zoning allows for new uses.	Short Term & Ongoing	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
ED 2.2	Expand near existing tourism attractions and locations.	Short Term & Ongoing	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
ED 2.3	Support existing businesses looking to expand or relocate within the Township.	Ongoing	OCIC, Regional Planning, Zoning Commission, Zoning Dept., & Trustees
ED 2.4	Encourage light manufacturing or production in commercial zones that omit little to no noise or emissions.	Short Term & Ongoing	OCIC, Regional Planning, Zoning Commission, Zoning Dept., & Trustees
ED 2.5	Work with the Ottawa County Improvement Corporation (OCIC) in the retention and expansion of businesses as well as encourage infill development.	Short Term & Ongoing	OCIC, Regional Planning, Zoning Commission, Zoning Dept., & Trustees
ED 2.6	Partner with businesses to identify key local business concerns that the Township may have the control to correct or improve.	Immediate & Ongoing	OCIC, Chamber of Commerce, Trustees & Any Twp. Dept. who would have jurisdiction.

IMPLEMENTATION

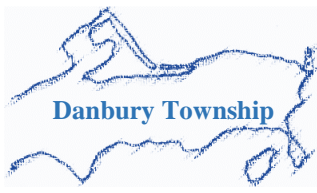
Policy/Strategy: Action:		Time Frame:	Responsibility:
Housing: <i>Diverse and affordable housing options for the entire population.</i>			
1. Improve housing conditions and property maintenance.			
H 1.1	Enhance the community's building character by creating an Architectural Design Review Board or establish an architectural theme for the Township for more unified developments.	Mid Term & Long Term	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
H 1.2	Be more proactive on the removal of abandoned, unfinished and dilapidated structures.	Immediate & Ongoing	Ottawa County Building Dept., Health District, Fire Dept., Zoning Dept., & Trustees
H 1.3	Explore possibility of Property Maintenance Code to enforce the condition of homes.	Short Term	Ottawa County Building Dept., Health District, Fire Dept., Zoning Dept., & Trustees
H 1.4	Adopt low-impact conservation development standards.	Short Term	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
2. Expand housing options and homeownership.			
H 2.1	Encourage residential housing that is quality and affordable for \$100,000 or less.	Immediate & Ongoing	Ottawa County Fair Housing Authority, Regional Planning, Zoning Commission, Zoning Dept., & Trustees
H 2.2	Encourage planned neighborhoods that include a mix of multi-family, single-family and supporting retail.	Immediate, Short Term & Ongoing	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
H 2.3	Update development regulations to allow for a variety of housing types in new development.	Immediate & Short Term	Regional Planning, Zoning Commission, Zoning Dept., & Trustees
3. Expand senior housing options.			
H 3.1	Promote an affordable Senior Living Community.	Immediate & Ongoing	Ottawa County Senior Resources, Regional Planning, Zoning Commission, Zoning Dept., & Trustees
H 3.2	Senior Living Community housing that provides quality care and a Step-up Strategy.	Ongoing	Ottawa County Senior Resources, Regional Planning, Zoning Commission, Zoning Dept., & Trustees
H 3.3	Encourage more in-home services to allow seniors to age-in-place.	Ongoing	Ottawa County Senior Resources, Regional Planning, Zoning Commission, Zoning Dept., & Trustees



Appendices

2017-2025 Land Use Plan

Adopted: December 13, 2017



APPENDIX A

Population & Housing Projections

METHODOLOGY OF PROJECTIONS

Population and Housing Forecasts for Unincorporated Danbury Township Introduction.

Population and housing forecasts are prepared for community leaders to determine the impact of future population, housing and the demand for services, both public and private, to guide the shaping of the community with public infrastructure.

Forecasting is not an exact science. No population and housing forecast can be absolutely accurate, nor does it need to be. Forecasts should be accurate enough to highlight potential opportunities and future challenges. Forecasts that exhibit the following characteristics improve value:

1. Useful – Forecast results should be presented in a format that encourages their use.
2. Descriptive – There should be a cause and effect relationship between the forecast inputs and the results.
3. Understandable – For the community to take ownership of the forecasts, the cause and effect should be easy to visualize.
4. Vetted – Forecasting normally involves considerable technical manipulation of data, but increased accuracy can only result from local involvement through review and comment.
5. Supportable – Consensus approval of the forecasts is required to encourage their use.

Basic Assumptions applied to Unincorporated Danbury Township population forecasts.

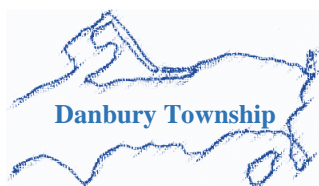
As stated above, there is considerable manipulation of data to arrive at final population forecasts. Nearly all the manipulation involves measuring the four forces that cause population to change: in-migration, out-migration, births, and deaths. Events like new employers in the community (or within a reasonable commuting distance) may result in increased population; but that occurs through an increase in the number of in-migrants and the reduction of out-migrants.

Each community is unique. Its' set of population changing forces are different from every other community. Reasons for this include geography (both human – proximity to major urban areas and natural – proximity to natural resources) and history – the demographic characteristics, the time period, and the magnitude of the community's in-/out-migrants.

Being unique does not imply “unchanging”. Mortality (or survival) rates change as technology lengthens life expectancy; fertility rates change with lifestyle choices; and migration changes with economic opportunities. While mortality and fertility rate changes are largely national in scope; migration rates are the more likely to be impacted by local government activities.

Population Forecast Methodology. This forecast is based on the Cohort-Survival method of forecasting using a series of spreadsheets; dividing the total population into age groups (cohorts) and measuring each type of change for each age cohort. Identifying the unique set of population changing forces for Unincorporated Danbury Township begins by identifying the set of rates associated with Ottawa County.

Rates of change should be reflective of the expected future. The small size of Danbury Township's population (and moreover, each age cohort) brings into question the accuracy of using its U.S. Bureau of the Census results for 2010 (a sample of Unincorporated Danbury's population gathered over a 5-year period) for the calculation of cohort in- and out-migrations rates. As explained below, even the Ottawa County migration rates are replaced, initially, with averages from counties similar in size and proximity to metropolitan areas. Ottawa County birth and mortality rates, however, are retained since they are based on rates calculated from complete count data.



APPENDIX A

Population & Housing Projections

Measuring the Current Rates of Change. The first year of the forecast is 2011. That beginning point suggests that the average rates of change for the first decade of the 21st Century is a reasonable start. Since there are no published averages they need to be calculated.

Table 1 displays the 2000 and 2010 complete count totals for Ottawa County and Uninc. Danbury Township. Average rates for In/out-migration, birth, and death by age are calculated so that when applied to the 2000 population and to each subsequent year (through 2009) the result is within 5% the 2010 total.

Migration Rates. Ottawa County's migration rates are calculated, first, by aggregating the 121 U. S. counties within a Micropolitan area (Port Clinton), adjacent to small metro area (Toledo), and with a 2010 population of between 25,000 and 49,999 into a single entity (these designations are based on data from the U.S. Dept. of Agriculture's Economic Research Service) and calculating migration rates from the totals. While combining counties appears to deny Ottawa County some of its uniqueness; this is only the starting point and the final rates utilized represent only Ottawa County.

Table 2 displays the in and out movement rates of Ottawa County residents by age group. For every 1,000 residents ages

Table 1. Population by Age, Ottawa County and Uninc. Danbury Twp. Ohio, 2000 and 2010

Age	Ottawa County, OH		Uninc. Danbury Twp. OH	
	2000	2010	2000	2010
0-4 ¹	2,236	2,114	173	145
5-14	5,513	4,891	337	368
15-24	4,634	4,389	392	313
25-34	4,421	3,789	410	309
35-44	6,581	4,803	527	382
45-54	6,296	6,991	641	693
55-64	4,680	6,664	502	926
65-74	3,610	4,380	542	645
75-84	2,371	2,486	246	311
85+	729	1,002	24	172
	41,071	41,509	3,794	4,264

Source: 2000 - Decennial Census, SF1, Table P012

2010 - Decennial Census, SF1, Table QTP1

1. 0-4 number increased by 5% to account for the recognized 5% undercount.

The Undercount of Young Children

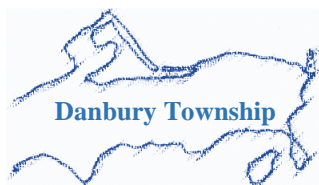
U.S. Census Bureau, 2014

Table 2. Migration Rates by Age, Ottawa County Ave. for Years 2000 through 2009

	Migration Rates by Age			
	Original		Final	
	In	out	In	out
0-4	0.085	0.079	0.081	0.081
5-14	0.052	0.049	0.067	0.064
15-24	0.166	0.140	0.143	0.184
25-34	0.119	0.111	0.143	0.146
35-44	0.070	0.059	0.077	0.081
45-54	0.046	0.040	0.068	0.037
55-64	0.031	0.026	0.031	0.036
65-74	0.022	0.019	0.036	0.024
est. 75-84	0.025	0.025	0.032	0.032
est. 85+	0.025	0.025	0.023	0.010

Source: Compiled by Bill Leonard from Tables B07001 and B07401 from the 2010 5-yr. American Community Survey (ACS)

25-34 (for example) 143 new residents move in each year and 146 move out. "Original" in-/out-migration rates were applied to each age group for each year from 2001 to 2010 on the first iteration of the forecasts (which also include births and deaths). Each age group's total error at 2010 was incorporated into the model and re-run. This process was repeated as often as necessary until the each age group was within 5% of the target number and the total number of births and deaths for the 10-year period were also within 5%. The "Final" rates are the result of this iterative process and serve as the basis for the future (post 2010) migration rates. **A note about the data:** The 2010 data used is prepared from 5 years' worth of survey statistics. Though it includes the data from five years and presents it in an annual format, computationally it is not average. But since it includes data for the second half of the decade it is useful. Ideally, it would be paired with its 2005 counterpart (doesn't exist, first available was 2008) or detailed data from 2000 (unfortunately it doesn't provide single-year migration data).



APPENDIX A

Population & Housing Projections

Fertility Rates. Ottawa County's fertility rates initially were calculated from state data from the U.S. Centers of Disease Control. These rates were applied and corrected to approximate the decade's births for Ottawa County as determined from tables supplied by the Ohio Department of Health.

Table 3. Fertility Rates by Age, Ottawa County Ave. for Years 2000 through 2009

Age	Original	Final
15-24	0.067	0.063
25-34	0.105	0.099
35-44	0.022	0.021

Source: Compiled by Bill Leonard from data accessed <http://wonder.cdc.gov/natality-current.html>

Table 4. Survival Rates by Age, Ottawa County Ave. for Years 2000 through 2009

Age	Original	Final
0-4	0.9982	0.9982
5-14	0.9998	0.9998
15-24	0.9993	0.9993
25-34	0.9991	0.9989
35-44	0.9980	0.9981
45-54	0.9962	0.9962
55-64	0.9924	0.9923
65-74	0.9788	0.9791
75-84	0.9412	0.9416
85+	0.8426	0.8415

Source: Compiled by Bill Leonard from data accessed <http://wonder.cdc.gov>

Table 3 displays the "Final" rate that approximated the total number of births in the County during the decade. This shows that more than half the births are to mothers between the ages of 25-34. 99 out of every 1000 females in this age group will give birth each year. Since the younger half of the 15-24 age-group likely will record a small number of births, the 20-24 aged females bear children at the rate exhibited by the 25-34 cohort.

Survival Rates. Ottawa County's survival rates are composed of State (for ages 0-4 and 5-14) and County rates (for the remaining age groups) calculated from data again retrieved from the U.S. Centers for Disease Control. "Final" rates are also a corrected rate existing upon completion of the estimation process.

Table 5 compares the actual data for Ottawa County's first decade of the 21st century to the modeled results. All fall within the 5% criteria. Comparing the "original" to the "final" rates in each of these population-changing forces demonstrates the difficulty in forecasting. Fertility and mortality (survival) rates are significantly less volatile. They change little over the course of a decade. Migration rates are more volatile and they have a much greater impact on the trajectory of population change.

Table 5. Comparison of Actual v. Modeled Results, Ottawa County OH

2010 Population			
Age	Census	Modeled	% Diff.
0-4	2,114	2,171	2.7%
5-14	4,891	4,787	-2.1%
15-24	4,389	4,457	1.5%
25-34	3,789	3,721	-1.8%
35-44	4,803	4,926	2.6%
45-54	6,991	6,939	-0.7%
55-64	6,664	6,654	-0.2%
65-74	4,380	4,385	0.1%
75-84	2,486	2,503	0.7%
85+	1,002	972	-3.0%
Total	41,509	41,515	0.0%

2000 - 2009 Natural Change

	Wonder	Modeled	% Diff.
Births	4,162	4,318	3.7%
Deaths	4,488	4,455	-0.7%

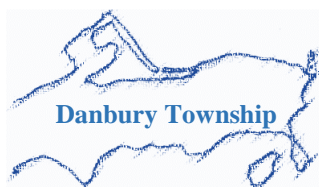
Source: Bill Leonard, 2017

Table 6 demonstrates that magnitude of possibility difference between natural change and migration. Ottawa County has nearly 7 times as in- and out-migrants as it does births and deaths. The importance is amplified since the age groups with the highest mobility (See Table 2) are also the age groups with the highest rate of fertility (see Table 3.)

**Table 6
2000 to 2010 Population Change by Type, Ottawa County Oh**

Births	4,318
-Deaths	4,455
Net. Natural Change	-137
In-Migration	30,723
Out-Migration	30,056
Net Migration	667

Source: Bill Leonard, 2017



APPENDIX A

Population & Housing Projections

Unincorporated Danbury Township Population Forecasts. Forecasting Danbury's population starts by estimating the in- and out-migration rates by age. Final Ottawa County rates were inserted into the model as they are more likely to reflect Danbury's migration rates at the outset. Evolution of the Danbury rates are evident in Table 7 which contrasts the Final rates for Ottawa County and Danbury Township. Differences can be seen in both the size of the rate (in-migrant rate of 85+ in Danbury Twp. is more than 7 times greater than its Ottawa County counterpart) and also in the in/out superiority (more 55-64 yr. olds moving out for Ottawa County, twice as many moving in for Uninc. Danbury.)

Table 8. Comparison of Actual v. Modeled Results, Uninc. Danbury Twp.

Age	2010		
	Census	Model	% Diff.
0-4 ¹	145	149	2.8%
5-14	368	358	-2.7%
15-24	313	317	1.3%
25-34	309	301	-2.6%
35-44	382	389	1.8%
45-54	693	687	-0.9%
55-64	926	909	-1.8%
65-74	645	644	-0.2%
75-84	311	314	1.0%
85+	172	149	-13.4%
	4,264	4217	-1.1%

Source: Census - 2010 Decennial
Census, SF1, Table QTP1
Model - Bill Leonard, 2017

1. 0-4 number increased by 5% to account for the recognized 5% undercount.

The Undercount of Young Children

U.S. Census Bureau, 2014

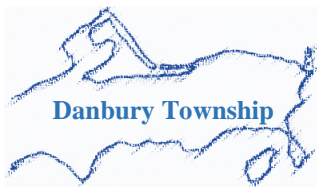
Table 7. Migration Rates by Age, Uninc. Danbury Twp. Average for Years 2000 through 2009

	Migration Rates by Age			
	Original		Final	
	(Final Ottawa Co.)		(Uninc. Danbury Twp.)	
	In	out	In	out
0-4	0.081	0.081	0.091	0.142
5-14	0.067	0.064	0.105	0.082
15-24	0.143	0.184	0.169	0.218
25-34	0.143	0.146	0.181	0.183
35-44	0.077	0.081	0.094	0.111
45-54	0.068	0.037	0.091	0.041
55-64	0.031	0.036	0.068	0.028
65-74	0.036	0.024	0.061	0.035
est. 75-84	0.032	0.032	0.023	0.040
est. 85+	0.023	0.010	0.168	0.057

Source: Compiled by Bill Leonard, 2017

With the assumption that Fertility and Survival rates by age will vary considerably less within the County than do in- and out-migration rates, Ottawa County's final rates (as identified in Tables 3 and 4) were inserted into the Danbury Twp. model. A comparison of the Census 2010 to the modeling result 2000 – 2010 is shown in Table 8.

Each modeled age group (except the 85+) fell within 5% of the Census tally of 2010 Uninc. Danbury population. The modeled 85+ population is only 23 shy of the Census count for 2010. Growth in that age group was overwhelming (by a magnitude of 7 times) making the modeling effort challenging. While the modeling could continue eventually to arrive at 5% of the total (anywhere between 164 and 181) the return on the effort is not warranted for a total difference of less than 25.



APPENDIX A

Population & Housing Projections

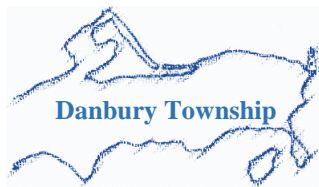
Figure 1. below provides a sample insight into the population forecast model using the 0-4 and 5-14 age groups. The forecast always begins by using the 2010 population results regardless of the end result of the process by which rates of change were calculated. The age group's 2010 count is found in column A (and for the 0-4 age group) row 8. Continuing with the 0-4 group, Births and In-migration are added to the Census 2010 number while Deaths, Out-migration, and Aging Out are subtracted.

	A	B	C	D	E	F	G	H
1	Figure 1. Example of the Uninc. Danbury Twp. Population Forecast Model							
2								
3								
4								
5	2010							
6	Census	Beginning Apr. 1 of	2010	2011	2012	2013	2014	2015
7		For Apr. 1 of	2011	2012	2013	2014	2015	2016
8	145	Total: 0 - 4	142	139	138	136	134	130
9		Births	30	29	29	28	28	27
10								
11	Mod.	Deaths	0	0	0	0	0	0
12	0.9064	In-Migrated	12	11	11	11	11	10
13	0.8887	Out-Migrated	19	17	16	16	16	16
14		Aged Out	26	26	25	25	25	25
15								
16								
17	368	Total: 5 - 14	362	355	348	341	334	328
18		Aged In	26	26	25	25	25	25
19								
20	Mod.	Deaths	0	0	0	0	0	0
21	0.8512	In-Migrated	33	30	29	28	27	26
22	0.8429	Out-Migrated	24	23	22	21	21	20
23	0.1195	Aged Out	41	40	39	39	38	37
Source: Bill Leonard, 2017								

Births for the period of April 1, 2010 to April 1, 2011 are the fertility rates (Table 3.) applied to one-half (rough estimate of the female portion) of the age group's 2010 population.

Deaths for that period are the mortality rates for each age group (1 minus the survival rates found in Table 4) times its 2010 population. There are also some minor alterations going on at the same time as, for example, survival rates are applied to half of the in-migrants (a compromise between not applying the survival to them and applying the rates to all in order to capture the year-long movement of people in and out of the Township.)

In-Migrated population by age is calculated by multiplying the age group's population by rates found in Table 7. Also, to maintain consistency with Ottawa County, preliminary forecasts for each of the County's component parts were prepared (each township, Port Clinton, and Marblehead—because it was subtracted from the remainder of Danbury Township). In- and out-migration populations by age were summed and forecast rates were corrected to reflect Ottawa County totals. For the 5-14 cohort for example, the correction is located in cell A21 which is applied each year to the



APPENDIX A

Population & Housing Projections

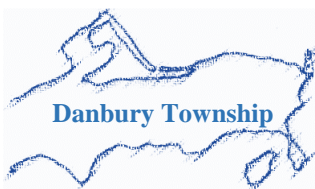
migration rate. One additional modification is applied to the 15-64 population. By the year 2020 Ottawa County's percentage of 15-64 population (the ages that cover the majority of the labor force) has shrunk to only 95% of the 2000 and 2010 average. This indicates that there may not be enough of a labor force to support the necessary job market. To compensate, the in-migration for Ottawa County and Danbury is increased by 10% in those age groups.

Out-Migrated population is determined using an identical process. To compensate for the increasing labor force age population; the out-migrating population is increased by 3%. This may appear contradictory (increasing versus decreasing out-migration when more workers are needed.) Introducing more in-migration generally results in more out-movement, as well; but the overall difference still increases the labor force-age population.

Aged Out population represents the number of people reaching the age of the next group during the year. Cell C14 identifies 26 children reaching the age of 5 between April 1, 2010 and April 1, 2011. Because the forecast uses 10-year age groups (except the youngest) a crude estimate of 10% of each age group should progress to the next age group each year. Unfortunately that doesn't adequately describe the aging process and causes significant errors for some of the ages. The 15-24 age group for example where the population is weighted towards the first few years (15-18) in Ottawa County. After graduation, opportunities for educational or career advancement are more numerous elsewhere and many leave the area before reaching the age of 24. Therefore, the Aged Out population is closer to 9% rather than 10%.

Aged In population is equal to the Aged Out of the next younger age group. The 26 that Aged Out of 0-4 is the same 26 Aged In population for the 5-14 age group. Results of the calculations are exhibited in Tables 9. and 10. below.

Table 9. Forces of Population Change, Unincorporated Danbury Township OH, 2010 through 2039						
	2010 -14	2015 - 19	2020 - 24	2025 -29	2030 -34	2035-39
Births	144	132	122	117	113	107
Deaths	368	403	448	495	537	570
Net Natural Change	-224	-271	-326	-378	-424	-463
In-Migration	1,643	1,569	1,615	1,640	1,623	1,600
Out-Migration	1,319	1,239	1,214	1,199	1,180	1,150
Net Migration	324	330	401	441	443	450
Source: Bill Leonard, 2017						



APPENDIX A

Population & Housing Projections

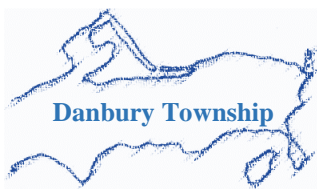
In general, Table 10. displays modest population growth for Unincorporated Danbury to the year 2040, but not across-the-board. Population younger than age 55 declines over that time period while the 55 and older population increases. Size and growth/decline of age-group populations matter since addressing their needs often is expensive and requires considerable lead time to implement. For example, Unincorporated Danbury’s anticipated school-age population (crudely estimated as the 5-14 cohort plus half of the 15-24 population) declines throughout the forecast period. Unless the Village of Marblehead’s school-age population increases the local school-age population will decline. That trend could influence long-term decision-making of the School Board. At the other end of the age spectrum, the 65 and older population nearly doubles between 2010 and 2040. Implications to that trend may include additional safety service facilities and programs, additional local transportation alternatives, and recruitment of supplementary goods and services providers. As stated earlier, forecasts are generated to highlight potential opportunities and to anticipate challenges resulting from Danbury’s changing demographics.

Table 10. Population by Age, Unincorporated Danbury Township OH, 2010 - 2040							
Age	2010	2015	2020	2025	2030	2035	2040
0-4	145	133	123	116	110	108	103
5-14	368	331	301	277	258	244	233
15-24	313	305	285	271	261	248	237
25-34	309	280	261	257	252	242	231
35-44	382	331	295	273	261	254	247
45-54	693	654	608	572	544	518	498
55-64	926	1,000	1,030	1,051	1,059	1,050	1,031
65-74	645	774	873	941	990	1,018	1,028
75-84	311	363	429	489	537	575	599
85+	172	182	198	221	251	278	305
Total	4,264	4,353	4,403	4,468	4,523	4,535	4,512
Source: Bill Leonard, 2017							

Housing Forecast Methodology.

While the connection between population and the demand for housing is obvious, the precise relationship is not. Determining the needed number of units requires estimating/forecasting three basic categories of housing: units occupied by permanent residents (households), units occupied by seasonal residents (All seasonal units are vacant in the U.S. Census since their focus is to document the voting population of an area.), and all other vacant units (for sale or rent not occupied being the most common). Vacant units (not including seasonal units) are important to the housing demand because they provide housing choice flexibility for both current residents and newcomers.

In most areas, demand for housing is driven by the number of households. As shown in Table 11. below, more than half of all adults are householders (also known as the Head of the Household.) The percentages will vary from community to community; but the pattern of increasing percentages from the time that most strike out on their own through the age of 84 generally holds. The percentage of 15-24 year old householders is understandably low. Were we able to extract those still in high school, there would be a large increase between its corresponding householder percentage and that of the 25 to 34 cohort. After age 34 small increases continue until age 85+ when, presumably, residents start entering into group homes at a somewhat accelerated pace; but currently trending towards a more independent lifestyle.



APPENDIX A

Population & Housing Projections

Normally, applying householder percentages to the appropriate age groups and adding some percentage of vacant units (5% or more) would result in a useable forecast on its own. Danbury Township numbers among the exceptions to this because of its large number of seasonally-occupied units. When seasonally-occupied units account for more than half the total number of units in the Township (See Table 13.), forecasting housing becomes more speculative. Most of the seasonal units could easily be occupied year-round if demand demonstrated a need. To experience a significant decline in Danbury's seasonal housing component, one or both of the following need to occur:

1. Area employment (within a reasonable commuting distance) would need to increase dramatically; and
2. Demand for seasonal residences would have to decline dramatically.

Since neither of those two is likely to occur, forecasting can proceed assuming that the seasonal/permanent resident distribution will remain largely intact. Table 12. displays the results of multiplying Danbury's age cohorts by its corresponding householder percentage. Since the percentages remain constant throughout the forecast period the changes in householders by age follow the same pattern as the age distribution. Significance of this is found in the life-stage of householders and their changing housing preferences.

Growth in 65+ aged residents spawns a growth in older householders in the Township pushing the demand well-beyond anything previously experienced. Over the long-term, the more family-sized households (ages 35- 64) remain relatively constant. Aging householders wouldn't generally trade their family-sized units for those of a similar size. Though the number of newer/younger householders, with presumably smaller units, declines; the number is not near enough to satisfy the growth of older households even if their tastes in unit preference were similar (which is quite unlikely.) Individual householders' preferences for housing vary; but, older householders tend to down-size for easier maintenance and to capture equity from selling the larger house. To satisfy the demand for units by older householders, construction of additional smaller units will be accompanied by older householders migrating into already existing seasonal units; converting them to their permanent residences. Of course not all will move. There will always be many choosing to "retire in place"; meaning that they remain in the family home regardless of its being over-sized. Which combination of events will accommodate the older population is unknown and may depend on the number households purchased seasonal units to serve as their retirement homes. Regardless of the precise combination of housing choices, the composition of Unincorporated Danbury's population and its associated housing market will change.

Table 11. Percentage of Population by Age as Householders, 2010 and 2000-2010 Average; Ottawa County and Uninc. Danbury Twp. OH

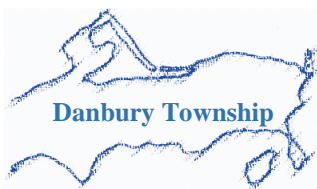
Age	Ottawa County		Uninc. Danbury Twp.	
	2000-10	2010	2000-10	2010
15-24	9.43%	9.50%	10.47%	9.58%
25-34	44.74%	44.23%	45.75%	47.90%
35-44	52.83%	52.18%	53.76%	52.88%
45-54	55.13%	54.93%	56.51%	55.84%
55-64	58.10%	57.70%	59.87%	56.91%
65-74	63.49%	63.54%	63.89%	65.58%
75-84	68.89%	70.03%	64.80%	75.88%
85+	63.78%	69.36%	52.05%	69.19%

Bill Leonard, 2017

Calculated using data : Table QTH2

from Summary File 1, 2000 & 2010 U.S.Census

U.S. Bureau of the Census



APPENDIX A

Population & Housing Projections

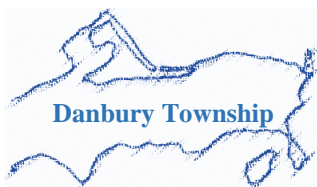
The size of the seasonal housing component is the “elephant in the room” relating to housing forecasts. There isn’t a reliable set of indicators to permit forecasting seasonal units so there is no way of knowing if the 400 unit increase between 2000 and 2010 should be expected to continue. For the time being, the 420 buildable lots in Unincorporated Danbury Township will be distributed among “households”, “seasonal units”, and “non-seasonal, vacant units”. As Table 13 displays, 294 of the 420 are accounted for by household growth from 2010 to 2040 (2072 households in 2010 and 2366 in 2040). The non-seasonal vacant rate in 2000 was 11.5% (a more stable market than the recessionary market of 2010); so that was arbitrarily selected to represent future rates. That translates into a decline of 11 non-seasonal vacant units and a corresponding increase of 137 seasonal/vacation homes.

Table 12. Householders by Age, Uninc. Danbury Twp., OH 2010-2040

Age	2010 ¹		2020 ²		2030 ²		2040 ²	
15-24	30	178	30	149	27	142	25	131
25-34	148		119		115		106	
35-44	202	1116	159	1120	140	1081	133	1031
45-54	387		344		307		281	
55-64	527		617		634		617	
65-74	423	778	558	939	633	1112	657	1204
75-84	236		278		348		388	
85+	119		103		131		159	
Total	2,072		2,208		2,335		2,366	
Source:	1. Table QTH2, Summary File 1, 2010 Decennial Census							
	2. Bill Leonard, 2017							

Table 13. Households, Seasonal and Vacant Units, Danbury Township OH, 2000 - 2040

	2000	2010	2020	2030	2040
Total Population	3,794	4,264	4,403	4,523	4,512
Total Housing Units	4,730	5,542	5,678	5,836	5,962
Households (Occupied Housing Units)	1,746	2,072	2,208	2,335	2,366
Persons Per Household	2.17	2.06	1.99	1.94	1.91
Total Vacant Housing Units	2,984	3,470	3,470	3,501	3,596
Total Vacancy Rate	63.1%	62.6%	61.3%	64.0%	65.5%
Seasonal Units (counted as vacant)	2,758	3,153	3,184	3,199	3,290
Total Vacant less Seasonal	226	317	286	302	306
Non-Seasonal Vacancy Rate	11.5%	13.3%	11.5%	11.5%	11.5%
Source:	2000 and 2010, Table QTH2, Summary File 1, 2000 and 2010				
	U.S. Bureau of the Census				
	2020, 2030, and 2040 Bill Leonard, 2017				



APPENDIX A

Population & Housing Projections

UNINC. DANBURY TOWNSHIP POPULATION FORECAST BY AGE, 2010 - 2040

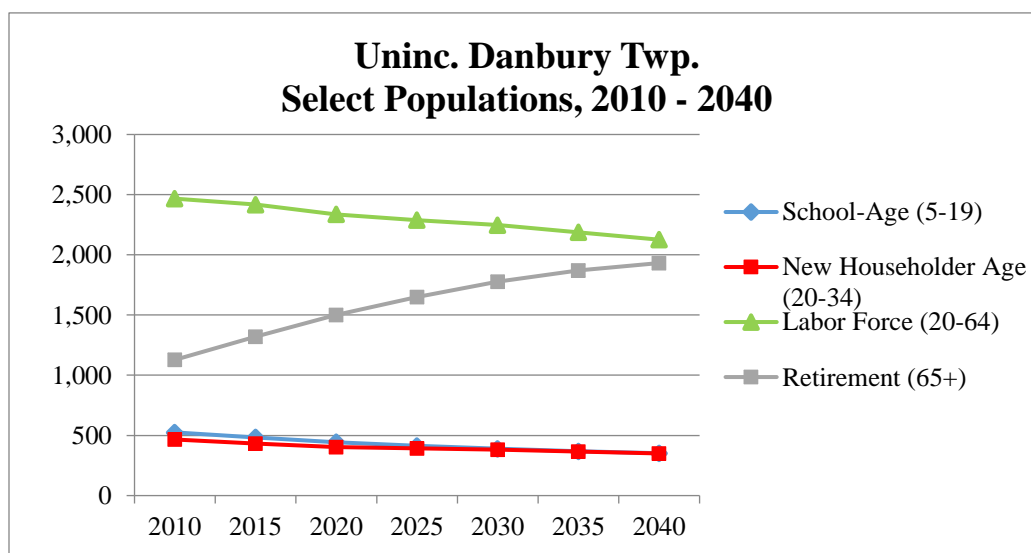
	2010	2015	2020	2025	2030	2035	2040
0-4	145	133	123	116	110	108	103
5-14	368	331	301	277	258	244	233
15-24	313	305	285	271	261	248	237
25-34	309	280	261	257	252	242	231
35-44	382	331	295	273	261	254	247
45-54	693	654	608	572	544	518	498
55-64	926	1,000	1,030	1,051	1,059	1,050	1,031
65-74	645	774	873	941	990	1,018	1,028
75-84	311	363	429	489	537	575	599
85+	172	182	198	221	251	278	305
Total	4,264	4,353	4,403	4,468	4,523	4,535	4,512

Source: Bill Leonard, 1/20/2016

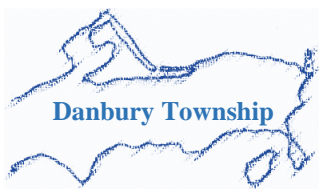
UNINC. DANBURY TWP. SELECT POPULATIONS, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
School-Age (5-19)	525	484	444	413	389	368	352
New Householder Age (20-34)	466	433	404	393	383	366	350
Labor Force (20-64)	2,467	2,418	2,337	2,289	2,247	2,188	2,126
Retirement (65+)	1,128	1,319	1,500	1,651	1,778	1,871	1,932

Source: Bill Leonard, 1/20/2016



Source: Bill Leonard, 1/20/2016



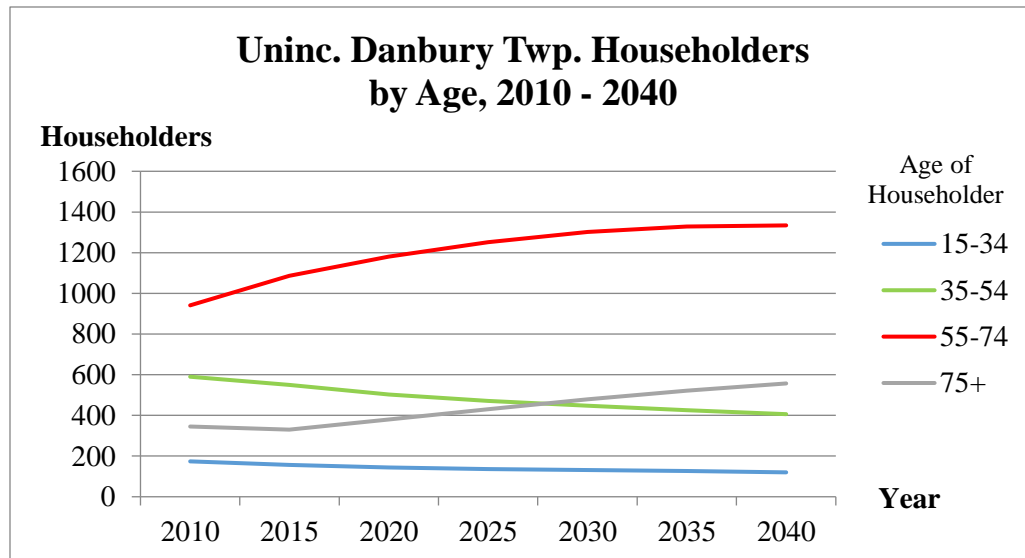
APPENDIX A

Population & Housing Projections

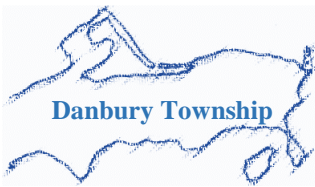
UNINC. DANBURY TOWNSHIP HOUSEHOLD FORECAST

	2010	2015	2020	2025	2030	2035	2040
15-24	30	32	30	28	27	26	25
25-34	148	128	119	118	115	111	106
35-44	202	178	159	147	140	137	133
45-54	387	370	344	323	307	293	281
55-64	527	599	617	629	634	629	617
65-74	423	495	558	601	633	650	657
75-84	236	235	278	317	348	373	388
85+	119	95	103	115	131	145	159
Total	2,072	2,132	2,208	2,278	2,335	2,364	2,366

Source: Bill Leonard, 1/20/2016



Source: Bill Leonard, 1/20/2016



APPENDIX A

Population & Housing Projections

OTTAWA COUNTY POPULATION FORECAST, BY AGE, 2010 - 2040

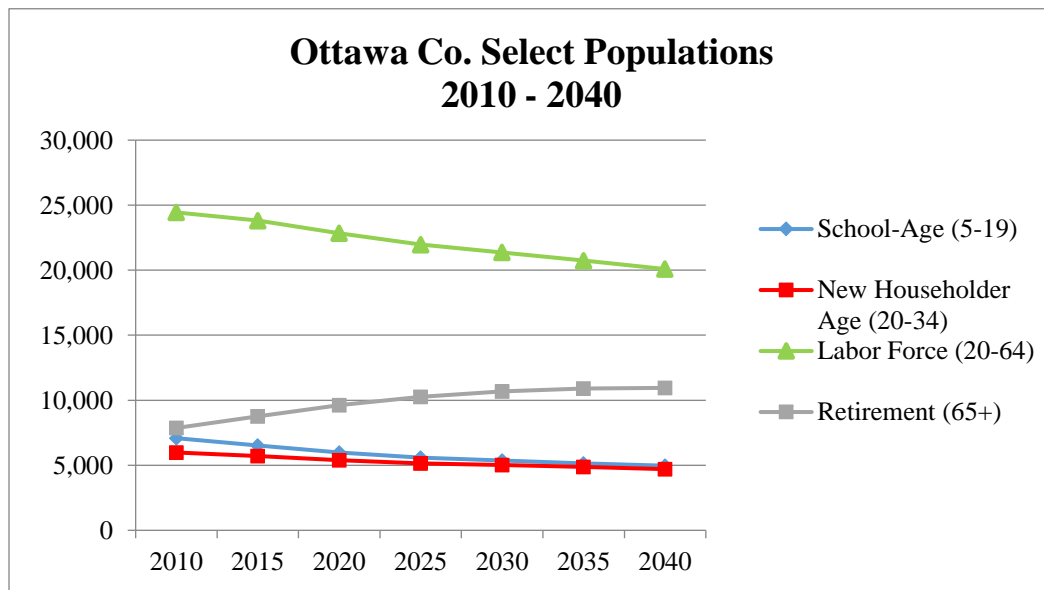
	2010	2015	2020	2025	2030	2035	2040
0-4	2,114	1,953	1,836	1,745	1,692	1,644	1,596
5-14	4,891	4,407	3,996	3,715	3,539	3,401	3,281
15-24	4,389	4,239	3,962	3,753	3,635	3,505	3,377
25-34	3,789	3,582	3,404	3,264	3,196	3,112	3,015
35-44	4,803	4,313	3,957	3,723	3,594	3,492	3,392
45-54	6,991	6,692	6,294	5,963	5,734	5,525	5,334
55-64	6,664	7,102	7,206	7,137	7,024	6,856	6,658
65-74	4,380	5,011	5,468	5,718	5,818	5,817	5,742
75-84	2,486	2,719	3,031	3,317	3,529	3,658	3,719
85+	1,002	1,042	1,115	1,218	1,324	1,418	1,492
Total	41,509	41,060	40,269	39,553	39,085	38,428	37,606

Source: Bill Leonard, 1/20/2017

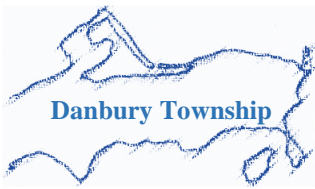
OTTAWA COUNTY SELECT POPULATIONS, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
School-Age (5-19)	7,086	6,526	5,977	5,592	5,357	5,154	4,970
New Householder Age (20-34)	5,984	5,702	5,385	5,141	5,014	4,865	4,704
Labor Force (20-64)	24,442	23,809	22,842	21,964	21,366	20,738	20,088
Retirement (65+)	7,868	8,772	9,614	10,253	10,671	10,893	10,953

Source: Bill Leonard, 1/20/2016



Source: Bill Leonard, 1/20/2016



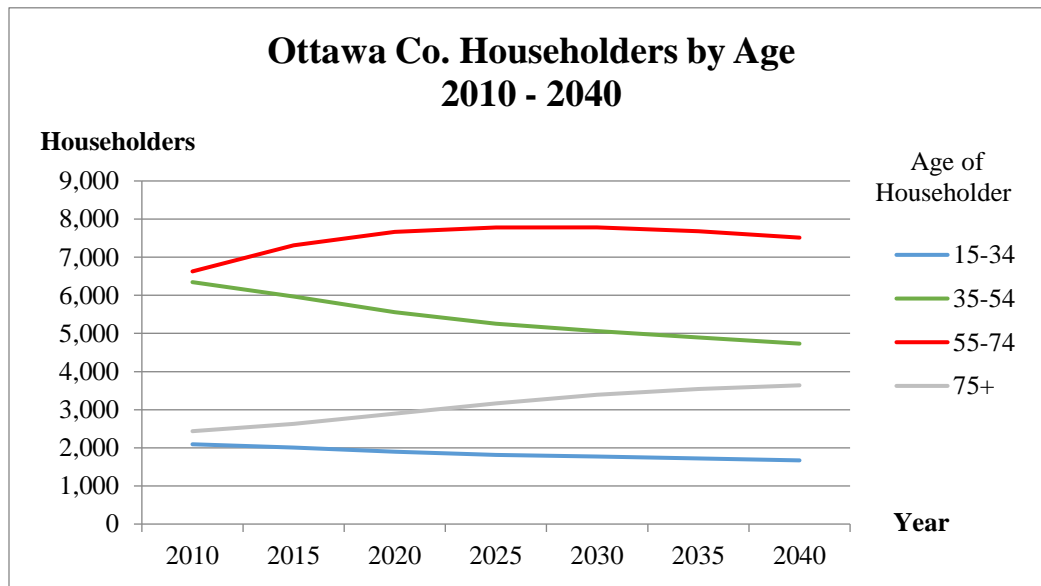
APPENDIX A

Population & Housing Projections

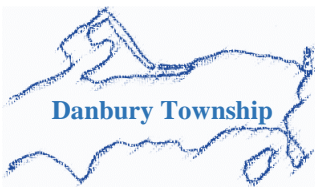
OTTAWA COUNTY HOUSEHOLD FORECAST BY AGE, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
15-24	417	403	376	357	345	333	321
25-34	1,676	1,603	1,523	1,460	1,430	1,392	1,349
35-44	2,506	2,278	2,090	1,967	1,899	1,845	1,792
45-54	3,840	3,689	3,470	3,287	3,161	3,046	2,941
55-64	3,845	4,126	4,187	4,147	4,081	3,983	3,868
65-74	2,783	3,184	3,474	3,633	3,697	3,696	3,648
75-84	1,741	1,904	2,123	2,323	2,471	2,562	2,604
85+	695	723	773	845	918	984	1,035
Total	17,503	17,910	18,016	18,019	18,002	17,841	17,558

Source: Bill Leonard, 1/20/2017



Source: Bill Leonard, 1/20/2016



APPENDIX B

Community Choices Event

Questionnaire Results		
	Friday (16)	Sunday (11)
1. How did you hear about the event?		
a. Newspaper	4	3
b. Twp. Newsletter	3	1
c. Flyer	3	3
d. Social Media		
e. Friends	3	1
f. Word of Mouth	2	3
g. Twp. Website		
h. Other (St. Joe's Bulletin)	2	1
(Lakeside)	2	

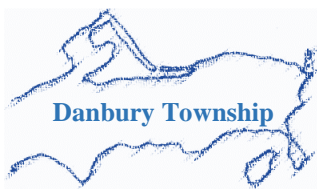
2. What interests or concerns caused you to attend?

Friday Comments:

- 1.) Life-long member of Danbury Township
- 2.) Planning & Zoning and Lakeside Zoning
- 3.) Dangerous "Y" intersections, senior living, care & activities
- 4.) To learn about the future direction of the Township
- 5.) Water views, don't want to be known as a storage area, building both commercial & multi-family units
- 6.) Transparency in planning, no backroom deals like last time!! Northshore Blvd. plans
- 7.) Curiosity
- 8.) Invited and was on zoning board in Seneca Co.
- 9.) New to area as permanent resident, was seasonal for 3 yrs. prior
- 10.) Love for area and know importance of process
- 11.) On steering committee for Lakeside and know the importance of this process. Largest private property ownership in Lakeside, private & business.
- 12.) Interest in the community
- 13.) South Beach Resort petition for party tent last year (2016) and BZA denial of petition. Thank-you!
- 14.) Proactive ordinances and zoning to help this area grow
- 15.) Continued development of Meadowbrook Marsh, development of existing businesses - business rights vs. property owner rights/concerns.

Sunday Comments:

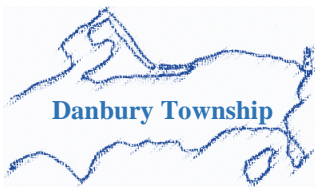
- 1.) The overall appearance/ cleanliness of the area. The property taxes and the use of all tax monies. Enforcing current ordinances to keep properties free of junk and nuisances. Applaud the moratorium on the medical marijuana and hope we can avoid any such exposure. How to limit an overabundance of storage buildings and the 163/Englebeck intersection.
- 2.) Danbury Township is a great place to take a boat ride during the 3 summer months but is a dangerous place to walk, take a bike ride or run during all 12 months.
- 3.) Bike paths on the main roads around the peninsula and cross roads. Dig channel connecting E. Harbor and Sandusky Bay.
- 4.) SR 163 is a problem and need more bike trails or routes.
- 5.) Keep area looking nice and safe. Keep residential areas looking nice!
- 6.) Interested in hearing about history in the making. Always concerned about safety as we develop and grow.
- 7.) General interest in planning. Need a location for a business.
- 8.) Pedestrian/ recreational pathways off the main streets all down 163 & 269. Bike paths cut down on vehicle traffic.
- 9.) Safety



APPENDIX B

Community Choices Event

Questionnaire Results		
	Friday (16)	Sunday (11)
3. Did you feel the information was presented in a clear manner?		
Yes	14	8
No		
N/A	2	3
4. Was the process fair to everyone around your table? If not explain why.		
Yes	15	8
No		
N/A	1	3
5. Were you exposed to new ideas and concerns?		
Yes	15	7
No		1
N/A	1	3
6. Was the workshop;		
Too Long		
Too Short	1	
About Right	13	7
N/A	2	4
7. Will you continue to participate in this planning process?		
Yes	11	6
No		
Maybe	3	2
N/A	2	3
8. Age?		
16-19		
20-29		
30-39		
40-49		
50-65	7	7
65+	9	4
9. Do you live in Danbury Permanently?		
Yes	12	8
No	4	3
How Long (1 month - 89 yrs.)	23 yrs. (Avg.)	22 yrs. (Avg.)
N/A		
10. Are you a seasonal Resident?		
Yes	1	5
No	15	6
If yes, do you plan to move here permanently in the future?		
Yes	4	3
No		



APPENDIX B

Community Choices Event

Questionnaire Results

Friday (16)

Sunday (11)

11. Do you work or own a business in Danbury?

Yes	3	3
No	13	8
How Long	N/A - 80yrs.	1 - 50 yrs.

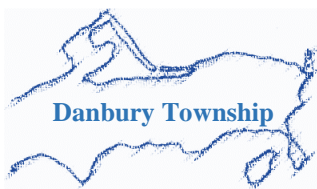
12. Additional Comments:

Friday Comments:

- 1.) Need quality development to pay for dreams
- 2.) Some measure of architectural standards are needed on commercial buildings
- 3.) Thank-you for this workshop, outreach to the public and protecting the residents quality of life. Great job to all involved!!

Sunday Comments:

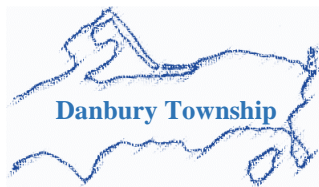
- 1.) Great Job - but definitely don't get bike paths. How much do they cost? Really great work - Thank-you for involving the public!
- 2.) This is a good start but without Township leadership embracing growth, jobs and safe non-boating recreation, the Township will not meet their objectives.
- 3.) Not a rail to trails plan (could be secondary).
- 4.) Thank-you!
- 5.) Traffic Management, speed limits [reduced] over the whole area.
- 6.) Thank-you for allowing residents to participate...always good to share ideas and thoughts.
- 7.) Would be nice to see bike trail connecting Port Clinton and Marblehead. Could make area in Danbury real rec. area not so dependent on marina rec. Create a "center" or "town" of Danbury Township. Save a section of waterfront for public access and tie in to bike trail. Any plans for mixed-use development (possibly for future "town/city" center with business on the 1st floor and living above). Work with quarry to create fishing area out of abandoned quarry areas.
- 8.) Bike paths & all-purpose trail.
- 9.) Thanks for opening this up to residents!!
- 10.) Wish there was a path along the lake.



APPENDIX B

Community Choices Event

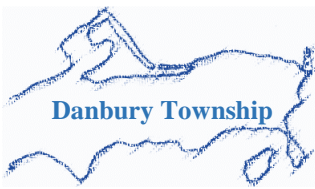
Dots	Strong Places	Qualities
2	163 between 269 & Lightner	Eagles, wildlife, open space
1	Anna & Donna	Large lots and trees
1	Bar Harbor	Home & boating
1	Bass Haven	Well kept, nice development
1	Canoe Club	Classy place for area, nice art gallery, looks good
3	Dempsey & Mazurk	Public access, boating, fishing, clean, well maintained, makes a destination for visitor's
4	Dog Park	dog friendly
32	East Harbor	Natural areas, recreation, trails, free, access
	East Harbor	Trails, well kept, facilities
	East Harbor & Nature Conservancy	Recreation, beach, public access, view, biking, fishing, camping, activities(i.e. Halloween, archery), birding, cross-country skiing
1	Hidden Beach Bar	Walkable, gathering point to talk, meet people & eat
1	Keeper's House	History
1	Lake Erie	Recreation, water, swimming, fishing, what brings us here.
21	Lakeside	Religious & Cultural
	Lakeside	Enhancement of family values
	Lakeside	Charm & quaintness, laid back atmosphere
	Lakeside	Little bit of everything for everyone
	Lakeside	Lots of things to do
	Lakeside	Quaint, family gathering, safe, educational events
	Lakeside	Lots of activities, more than people know, lectures & workshops, fishing, clean, neat, safe, architecture, walkable (cost is not good though)
27	Meadowbrook Marsh	Walking trails, nice, peaceful, big trees, nicely designed, good use of space.
	Meadowbrook Marsh	Green, water, birding sites, marketable
	Meadowbrook Marsh	green space, public access, "bold move"
	Meadowbrook Marsh	Natural Beauty, trails, wildlife
1	Otterbein	Adds to quality of life, likes 3-step living arrangement
1	Quarry Road	Wildlife
7	School	Good, marketable
	School	They do a good job. Strong education. Teachers take an interest
7	Township	Efficient Local Government/ grassroots / great services
	Township	Multiple levels of socioeconomics that all intermingle
	Township	Small town feel, Safe
5	Various Neighborhoods	Homeownership Pride
		Maintenance Department does a good job plowing



APPENDIX B

Community Choices Event

Dots	Weak Places	Qualities
2	163	Dedicated turn lane, Abandoned Commercial Buildings
2	Bayshore/ Hartshorn	Y intersection
1	Biofill	Sign
1	Buck Road	Fenced yard property is an eyesore with junk boats
3	Church Road	S-curve is dangerous
1	Dollar General	Bad Intersection
6	E. State/Bayshore/ Port Clinton Eastern	Dangerous Intersection
23	Englebeck & SR 163	Need light, safety concerns, no round-a-bout
	Englebeck & SR 163	Unsafe, dangerous, recommend petition
1	Englebeck Road	Many dilapidated properties
2	Fort Firelands	Tacky
1	Lightner & State Road	Hedge-row obstruction, Poor visibility
1	ODOT	163/ Northshore intersection, why don't they allow things
5	Prehistoric Forest	Vacant, abandoned signage
	Prehistoric Forest	Do something with it or tear it down
	Prehistoric Forest & Dry Dock	looks run down, eyesore
4	Quarry	A want for more activity, nature walks, lack of participation with community
	Quarry	Abandoned
	Quarry	Dust & blasting
28	Rte 2 & SR 269 Interchange	1st thing you see coming into Township
	Rte 2 & SR 269 Interchange	Lack of functionality, dangerous
	Rte 2 & SR 269 Interchange	Unknown of where you are, confusing
	Rte 2 & SR 269 Interchange	Confusing & dangerous
1	Runinmuck	Units too close to the street
8	S. Danbury/ Hank's/ Lammers/ Sonny Beach	Broken docks, unkept
	S. Danbury/ Hank's/ Lammers/ Sonny Beach	Eye sore, neglected, bad 1st impression coming across bridge
1	Shell Gas Station on 163	Not safe in or out because of 4 lanes going down to 2.
1	South entrance to Township	Nothing welcoming or attractive coming into the Township
6	SR 163 & SR 269 Intersection	Too much signage, nothing natural
6	SR 269	Dilapidated residence, rundown, abandoned
	SR 269	Be picky and conscious on how it gets developed, no more storage areas, be selective on what we do.
1	SR 269 & Port Clinton Eastern	Bad intersection
4	Township Limits	Lack of identifying signage.
1	West Harbor Marina	Not well kept
1	Old Bay Bridge	Needs better access
1	Township in General	Cite for junk, cleanliness is a weakness



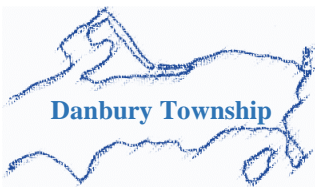
APPENDIX B

Community Choices Event

Question Responses (Friday)

"What should be done to make Danbury Township the best place it can be in the years to come?"

Idea/ Comment (Steering Committee Comments)	Category	%
Attract residents	Community Facilities & Services	16.7%
Promote existing amenities	Community Facilities & Services	
Work closer with school(s) to find out why graduates aren't returning	Community Facilities & Services	
Keep School Local - no threat to consolidate	Community Facilities & Services	
Exercise, bike lanes, outdoor fitness area, playgrounds, outdoor parks near beaches	Community Facilities & Services	
Maintain and/or increase public access to the Lake	Community Facilities & Services	
**Full-time jobs	Economic Development	16.7%
Attract residents	Economic Development	
Attract Year-Round Businesses	Economic Development	
Build on seasonal visitor's & attractions - make more attractive, bigger & better	Economic Development	
Need better jobs other than seasonal to attract working age groups	Economic Development	
Promote both seasonal and year round employment	Economic Development	
Blend of vacant Ag that can be used for affordable housing (not necessarily Mixed Use)	Housing	13.9%
Define Affordable Housing (100K or less)	Housing	
May need to focus on older population being catered too	Housing	
No more Condo's or Cluster Housing	Housing	
Planned Communities where the environment is considered, for all family types & ages & housing types	Housing	
Drawn to openness yet close proximity to shopping	Land Use	27.8%
Larger Lots	Land Use	
Planned Communities where the environment is considered, for all family types & ages & housing types	Land Use	
Provide light industrial in interior of the Township	Land Use	
**Connectivity to both ends of the peninsula	Land Use	
Establish Architectural Review Board	Land Use	
Similar architecture, not a hodge-podge so it looks nice and like a tourist area	Land Use	
How can we protect environment and wetlands with new development	Land Use	
Opportunities for family & children activities (young & mid-teens)	Land Use	
Do we want to be a retirement community?	Land Use	



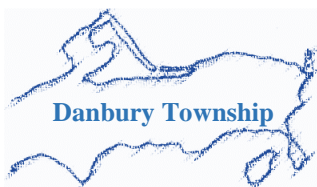
APPENDIX B

Community Choices Event

Question Responses (Friday Cont.)

"What should be done to make Danbury Township the best place it can be in the years to come?"

Idea/ Comment (Steering Committee Comments)	Category	%
Add bike rentals at the parks	Transportation	19.4%
Single access in & out of neighborhoods	Transportation	
**Connectivity to both ends of the peninsula	Transportation	
**See if existing Township roads would allow for bike paths & lanes	Transportation	
Exercise, bike lanes, outdoor fitness area, playgrounds, outdoor parks near beaches	Transportation	
Maintain and/or increase public access to the Lake	Transportation	
Welcoming entry signs into Township	Transportation	5.6%
Happy with how things are.	Other	
What would it take to make someone move permanently?	Other	



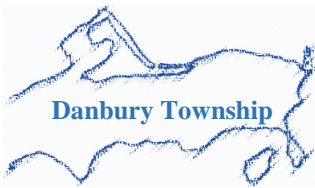
APPENDIX B

Community Choices Event

Question Responses (Sunday)

"What should be done to make Danbury Township the best place it can be in the years to come?"

Idea/ Comment (Community Choices Event)	Category	%
Public Park/green spaces/ water	Community Facilities & Services	19.7%
Community Recreation Center	Community Facilities & Services	
Do something with East Harbor - remove part of the "wall"	Community Facilities & Services	
Better communication (marketing) about parks	Community Facilities & Services	
Keep good schools	Community Facilities & Services	
Year Round Recreation Center	Community Facilities & Services	
Education for aging seniors	Community Facilities & Services	
Partner with YMCA or military facilities to build a rec center	Community Facilities & Services	
Promote Township Parks	Community Facilities & Services	
Market the Township	Community Facilities & Services	
Fishing Pier	Community Facilities & Services	
More family activities in existing parks (i.e. add shuffleboard)	Community Facilities & Services	
A/C in the Township Hall	Community Facilities & Services	
Diversify recreation	Community Facilities & Services	
Better support for lower income families and their quality of life	Economic Development	15.5%
Encourage/understand changing tourism (Cost analysis & trends or existing weaknesses)	Economic Development	
Events & Activities to draw people in the winter months.	Economic Development	
**More full-time job opportunities	Economic Development	
Target Light Industry	Economic Development	
Industrial Park	Economic Development	
Market the Township	Economic Development	
Think about long-term for families	Economic Development	
Make it affordable for families	Economic Development	
Jobs, year-round	Economic Development	
Zoning Rules & Laws that support "positive" businesses	Economic Development	
Meeting the needs of the aging population (housing, quality care, Step-up Strategy, Senior Living Community [which would lead to jobs])	Housing	8.5%
Affordable Senior Residential (less than Otterbein)	Housing	
More in-home care services *Age-in-place	Housing	
Senior Living Community (not Otterbein) Planned Community	Housing	
Make it affordable for families	Housing	
Housing to attract young, year-round families	Housing	



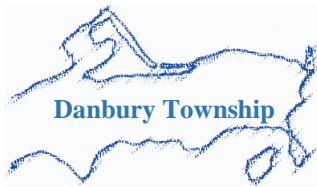
APPENDIX B

Community Choices Event

Question Responses (Sunday Cont.)

"What should be done to make Danbury Township the best place it can be in the years to come?"

Idea/ Comment (Community Choices Event)	Category	%
Improve the aesthetics of the community.	Land Use	28.2%
Capacity Planning, peak vs. non-peak and the effect on utilities.	Land Use	
More park development	Land Use	
163 to 269, keep commercial-free	Land Use	
Use of quarry - how can it be developed?	Land Use	
Know how big we want to be and how you want to be	Land Use	
Target Light Industry	Land Use	
Senior Living Community (not Otterbein) Planned Community	Land Use	
Open space for families	Land Use	
Fishing Pier	Land Use	
Locate commercial (smaller sized) inland and off main routes. Mixed use too.	Land Use	
Need a "Center" of Danbury Township. Currently there is a lack of "City Center" or sense of place	Land Use	
Zoning to make community have a "Lake Look" - Architectural Board, aesthetics, prescriptive zoning	Land Use	
Zoning Buffer, needs to be better than current	Land Use	
More public access to the lake - beach access (possibly Twp. owned)	Land Use	
Designated space for storage buildings	Land Use	
Keep properties clean, enforce ordinance that are in place	Land Use	
Too much miss-matched, hodge-podge housing & development	Land Use	
Preserve water views and access	Land Use	
Recreation Center	Land Use	



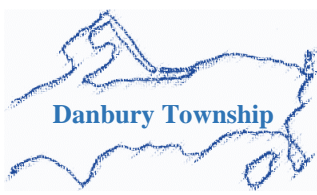
APPENDIX B

Community Choices Event

Question Responses (Sunday Con't)

"What should be done to make Danbury Township the best place it can be in the years to come?"

Idea/ Comment (Community Choices Event)	Category	
Public Transportation	Transportation	18.3%
Multipurpose Paths for bikes & pedestrians	Transportation	
Improve roadways to ensure safety	Transportation	
More walking trails	Transportation	
Have a cross-peninsula channel connecting East Harbor or Lake to Sandusky Bay	Transportation	
Add bike paths at Meadowbrook	Transportation	
Widen 163 from 269 to main street, but think about it first because it could change the dynamics.	Transportation	
Add a center turn lane on 163	Transportation	
Lower the speed limit from SR 53 all around the peninsula (163 & Bayshore)	Transportation	
If 163 were to get widen, then add a bike trail or jogging lane, but separate from the main road	Transportation	
Paths along East Harbor property along Buck Road	Transportation	
Add a light at 163 & North Shore Blvd.	Transportation	
Have a bike path around the entire peninsula for better connectivity to parks	Transportation	
Measure "Rot" on Infrastructure Improvements; how will it be funded & how will it be balanced? (i.e. Sewer, Water, Emergency Services)	Utilities	4.2%
Maintain strengths, quality of infrastructure such as roads and access.	Utilities	
infrastructure in place for growth	Utilities	
Reach out to other communities and how they got funding for their successes.	Other	5.6%
Develop relationship with quarry to help realize these objectives	Other	
Soothing Environment	Other	
Safety should always be #1	Other	
Combined Results:		
Land Use		33.6%
Community Facilities & & Services		19.5%
Transportation		17.2%
Economic Development		14.1%
Housing		8.6%
Other		4.7%
Utilities		2.3%



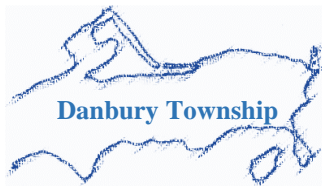
APPENDIX B

Community Choices Event

Question Responses (Extended Comment Period)

"What should be done to make Danbury Township the best place it can be in the years to come?"

Idea/ Comment (Extended Comment Period)	Category	
Construct all new Township Building on 163, 269 or North Shore Blvd to preserve farmland and make use of empty commercial space.	Community Facilities & Services	23.8%
Clean-up days and dumpsters are great! Encourage people to clean up their properties.	Community Facilities & Services	
Snow Plow and Service are great.	Community Facilities & Services	
More access to the Lake.	Community Facilities & Services	
Kayak access onto Sandusky Bay.	Community Facilities & Services	
Create incentives for new businesses to move into abandoned businesses instead of new construction.	Economic Development	4.8%
Limit Commercial uses to existing Commercial areas	Land Use	61.9%
Utilize existing empty spaces, especially along SR163.	Land Use	
Remove unused commercial structures on North Shore Blvd. and convert to residential space.	Land Use	
Prohibit dense, low-value development (RV's, trailers) along waterfront side of public highways to preserve lake views and real estate tax base.	Land Use	
Prohibit parking boats and other items for sale so close to roadways to improve visibility and attractiveness.	Land Use	
Preserve the water and waterfront	Land Use	
Some properties not cleaned up for several years.	Land Use	
A few more zoning restrictions on property.	Land Use	
Preserve as much green space as possible.	Land Use	
Partner with County, State and grant giving organizations to do whatever it takes to buy land to prevent devastation of wooded areas.	Land Use	
Work towards more protection of unspoiled township land.	Land Use	
More of the Quarry purchased for park development.	Land Use	
Partnership with Ohio Land Trust, The Nature Conservancy, and the Black Swamp Conservancy to preserve farmland, wetlands, and shoreline should be sought after, encouraged and promoted with land owners.	Land Use	
Consolidate, when possible, and prevent additional curb cuts on 269, 163 & North Shore Blvd.	Transportation	9.5%
Streets are in good shape.	Transportation	



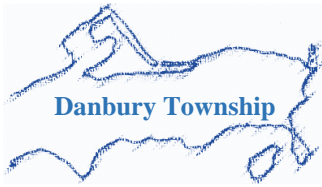
APPENDIX C

Goals, Objectives & Strategies

CATEGORY: LAND USE

Goal: *Managed growth to preserve the Township's character, farmland and enhance natural areas.*

Objectives:	1. Enhance and expand existing open space and recreational areas.	2. Enhance neighborhood and commercial developments	3. Manage growth
Strategies:	LU 1.1.- Create more public access to Lake Erie and Sandusky Bay thru walking trails, fishing piers or beaches	LU 2.1.- Enhance the Zoning Code to provide for increased buffering between commercial and residential uses	LU 3.1.- Ensure land served by public infrastructure is available to accommodate future economic growth
	LU 1.2.- Connect open space and natural areas when possible.	LU 2.2.- Continue to keep properties clean and enforce property maintenance matters	LU 3.2.- Support new mixed-use developments that combine retail, offices and housing
	LU 1.3.- Market existing park facilities better	LU 2.3.- Encourage small-scale (2,500s.f. or less) commercial retail establishments near neighborhoods to alleviate the need for vehicular travel	LU 3.3.- Recruit appropriate light industrial development
	LU 1.4.- Expand amenities within existing parks for families such as providing shuffleboards, outdoor board games or more playground equipment	LU 2.4.- Require trees, landscaping and sidewalks in future subdivisions and commercial properties	LU 3.4.- Implement cluster style development to encourage preservation of natural areas, wetlands and farmlands as areas are developed
	LU 1.5.- Promote continued acquisition of open space areas for recreational purposes and to remain as natural areas	LU 2.5.- Encourage connections among neighborhoods via roads, sidewalks and multi-use paths	LU 3.5.- Preserve the natural transitions from rural to commercial at the gateways to the Township and beautify major corridors.
	LU 1.6.- Support the efforts of local land trusts in concert with the Land Use Plan.		LU 3.6.- Be selective on types of development along SR 269
	LU 1.7.- Support Ohio farmland preservation legislation in concert with the Land Use Plan.		LU 3.7.- Partnership with the Quarry and develop a plan on how it can be used for either recreation or development.
	LU 1.8.- Implement alternative cluster style subdivision development to encourage preservation of natural areas and farmlands as areas are developed.		LU 3.8.- Integrate the Land Use Plan into the Township's daily business.
			LU 3.9.- Adopt an annual capital improvement program (CIP) in line with the Land Use Plan.
			LU 3.10.- Continue to work with the Village of Marblehead, Portage Township, and Ottawa County on land use issues along jurisdiction lines.
			LU 3.11.- Focus future efforts on infill development and redevelopment of existing sites and not physical expansion of the commercial district.



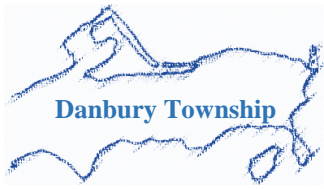
APPENDIX C

Goals, Objectives & Strategies

CATEGORY: COMMUNITY FACILITIES AND SERVICES

Goal: *Excellent schools and community facilities and services including cultural, environmental and recreational facilities, safety and social services and programs for all residents and visitors.*

Objectives:	1. Improve facilities	2. Support Education and Cultural Activities
Strategies:	CF 1.1.- Construct a year-round Community Recreation Center or explore joint recreational programming with other community entities	CF 2.1.- Provide more education opportunities for aging seniors
	CF 1.2.- Promote existing park facilities better	CF 2.2.- Create partnership with Lakeside to encourage residents outside the gates of Lakeside to attend their education series and lectures
	CF 1.3.- Expand amenities within existing parks for families such as providing shuffleboards, outdoor board games or more playground equipment	CF 2.3.- Hold summer series events in the parks such as music or movies
	CF 1.4.- Expand existing multi-purpose trails within existing parks	CF 2.4.- Support partnerships between the Township and Danbury Local School District to continue sharing and/or consolidating facility services
	CF 1.5.- Diversify types of recreation for all ages	CF 2.5.- Initiate an effort to educate the community on the roles and functions of local government
	CF 1.6.- Provide additional water access to Sandusky Bay and Lake Erie	
	CF 1.7.- Create a Parks and Recreation Master Plan	



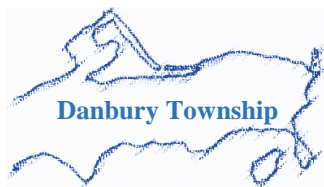
APPENDIX C

Goals, Objectives & Strategies

CATEGORY: TRANSPORTATION

Goal: *A quality transportation system with alternative forms of transportation, improved infrastructure, adequate parking, bikeways, and efficient traffic management*

Objectives:	1. Facilitate the flow of traffic in and around the Township	2. Promote alternative modes of transportation
Strategies:	T 1.1. - Improve connectivity between areas within the Township	T 2.1. - Create connections between subdivisions and destinations to improve mobility, promoting a wider pedestrian and bicycle network throughout Danbury
	T 1.2. - Improve the design and function of existing intersections	T 2.2. - Explore creating a cross-peninsula boat channel connecting East Harbor or Lake Erie with Sandusky Bay
	T 1.3. - Explore changes to traffic control devices and signage where appropriate (i.e., changing signs to lights and visa-versa)	T 2.3. - Expand existing multi-purpose trails within existing parks
	T 1.4. - Control and lower the speed of traffic	T 2.4. - Offer bike rentals in existing parks
	T 1.5. - Create welcoming gateways into the community	T 2.5. - Provide multi-purpose trails or bike lanes along Township roadways
	T 1.6. - Consolidate, when possible, and reduce additional curb cuts on 269, 163 & North Shore Blvd.	T 2.6. - Create standards and encourage all new and existing commercial and public facilities to provide bike facilities (racks, shelters).
	T 1.7. - Route marina boat traffic during the week instead of weekends	T 2.7. - Create traffic calming devices designed to enhance and accommodate pedestrians and bicyclists.
	T 1.8. - Require new large-scale developments to pay for independent traffic impact studies	
	T 1.9. - Enforce existing traffic laws relative to passing on the right	
	T 1.10.- Utilize traffic calming devices to ensure safe travel	
	T 1.11.- Encourage the completion of missing road segments as property is developed or redeveloped	
	T 1.12.- Adopt access management guidelines or work with ODOT to consolidate multiple access points/curb cuts and redesign poorly designed access points along SR 163 & SR 269 corridor	
	T 1.13.- Require greater off-street parking setbacks from public roadways to ensure adequate visibility	



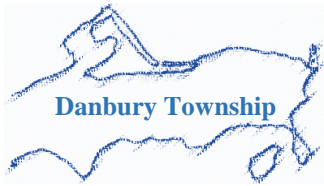
APPENDIX C

Goals, Objectives & Strategies

CATEGORY: ECONOMIC DEVELOPMENT

Goal: *Promote diverse businesses, attract residents, local services and year-round, full-time employment opportunities.*

Objectives:	1. Improve economic opportunities for residents	2. Retain and expand existing businesses
Strategies:	ED 1.1.- Attract year-round businesses that can offer full-time jobs for the labor force-aged residents	ED 2.1.- Understand the changing tourism attractions and economy and ensure zoning allows for new uses
	ED 1.2.- Encourage light industrial development	ED 2.2.- Expand near existing tourism attractions and locations
	ED 1.3.- Diversify employment sectors so as not to be dependent on just a few industry types	ED 2.3.- Support existing businesses looking to expand or relocate within the Township
	ED 1.4.- Consider developing focused economic development and redevelopment incentives such as tax credits, site development and redevelopment assistance to promote redevelopment	ED 2.4.- Encourage light manufacturing or production in commercial zones that omit little to no noise or emissions
	ED 1.5.- Promote job-opportunity and training service and businesses with training space through regularly sponsored events by the local Chambers and OCIC	ED 2.5.- Work with the Ottawa County Improvement Corporation (OCIC) in the retention and expansion of businesses as well as encourage infill development
		ED 2.6.- Partner with businesses to identify key local business concerns that the Township may have the control to correct or improve.



APPENDIX C

Goals, Objectives & Strategies

CATEGORY: HOUSING

Goal: *Diverse and affordable housing options for the entire population.*

Objectives:	1. Improve housing conditions and property maintenance	2. Expand housing options and homeownership	3. Expand senior housing options
Strategies:	H 1.1. - Enhance the community's building character by creating an Architectural Design Review Board or establish an architectural theme for the Township for more unified developments.	H 2.1. - Encourage residential housing that is quality and affordable for \$100,000 or less	H 3.1. - Promote an affordable Senior Living Community
	H 1.2. - Be more proactive on the removal of abandoned, unfinished and dilapidated structures	H 2.2. - Encourage planned neighborhoods that include a mix of multi-family, single-family and supporting retail	H 3.2. - Senior Living Community housing that provides quality care and a Step-up Strategy
	H 1.3. - Explore possibility of Property Maintenance Code to enforce the condition of homes	H 2.3. - Update development regulations to allow for a variety of housing types in new developments	H 3.3. - Encourage more in-home services to allow seniors to age-in-place
	H 1.4. - Adopt low-impact conservation development standards		

